



11485 W. 8TH AVENUE
Lakewood, Colorado 80215



PROPERTY FEATURES

- Great Flex Space in tight West submarket
- Currently configured for 100% warehouse
- 3 bus-stops within 100 yards
- Light Rail stop 1/3 mile away
- Numerous retail, restaurants and services nearby on Union and Colfax corridors
- Strong local ownership

BUILDING SPECIFICATIONS

Available SF:	Suite 130 - 2,050 SF	Zoned:	M-G-S
Lease Rate:	\$12.00/SF NNN	Parking Ratio:	2.5:1,000
Expenses:	\$5.52/SF	Loading:	Drive-In Door 10x10
Building Size:	10,000	Clear Height:	17'
Year Built:	2007	Power:	To Be Verified

FOR MORE INFORMATION CONTACT:

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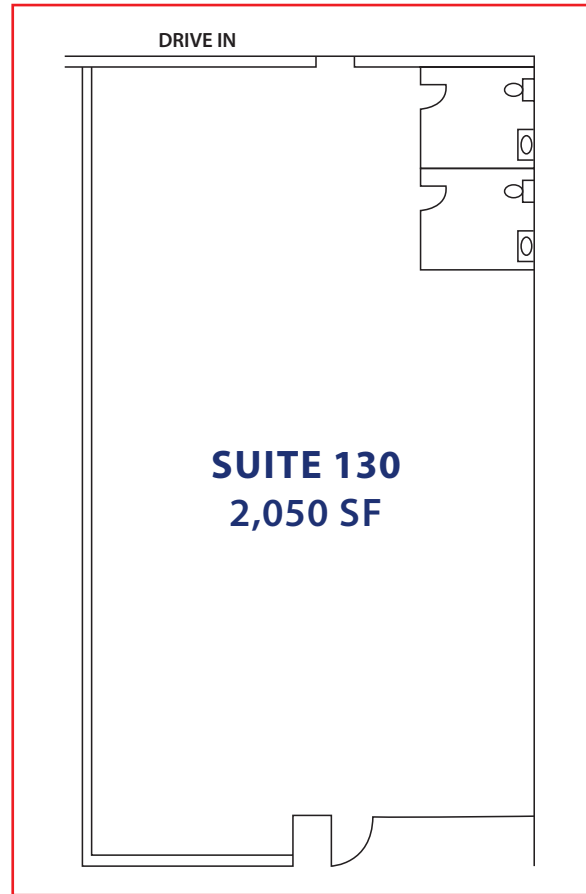
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