



7727 W. 6TH AVENUE, UNIT A
Lakewood, Colorado 80214



PROPERTY FEATURES

- Ideally located at the NW corner of W 6th Ave and Wadsworth
- Abundant parking
- Excellent truck loading
- Suitable for a variety of uses
- Professionally maintained business park
- Locally owned and maintained

BUILDING SPECIFICATIONS

Available SF:	1,500 SF	Loading:	One Drive-In Door
Warehouse SF:	884 SF	Zoned:	I-2
Office Area SF:	616 SF	Lease Rates:	\$10.00/SF NNN
Building Size:	12,000 SF	NNN:	\$4.28/SF
Clear Height:	12'	Monthly Total Rents:	\$1,785.00

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

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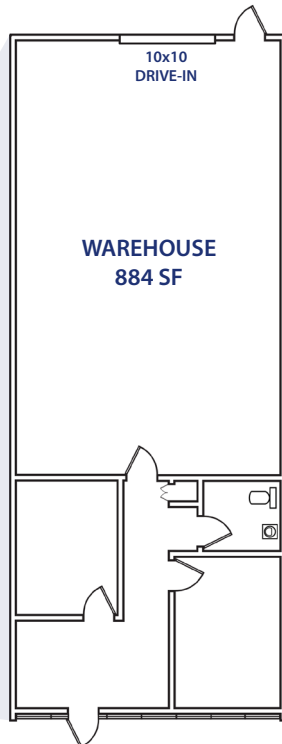
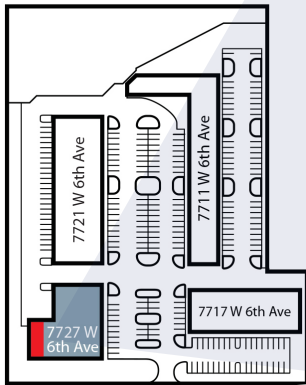
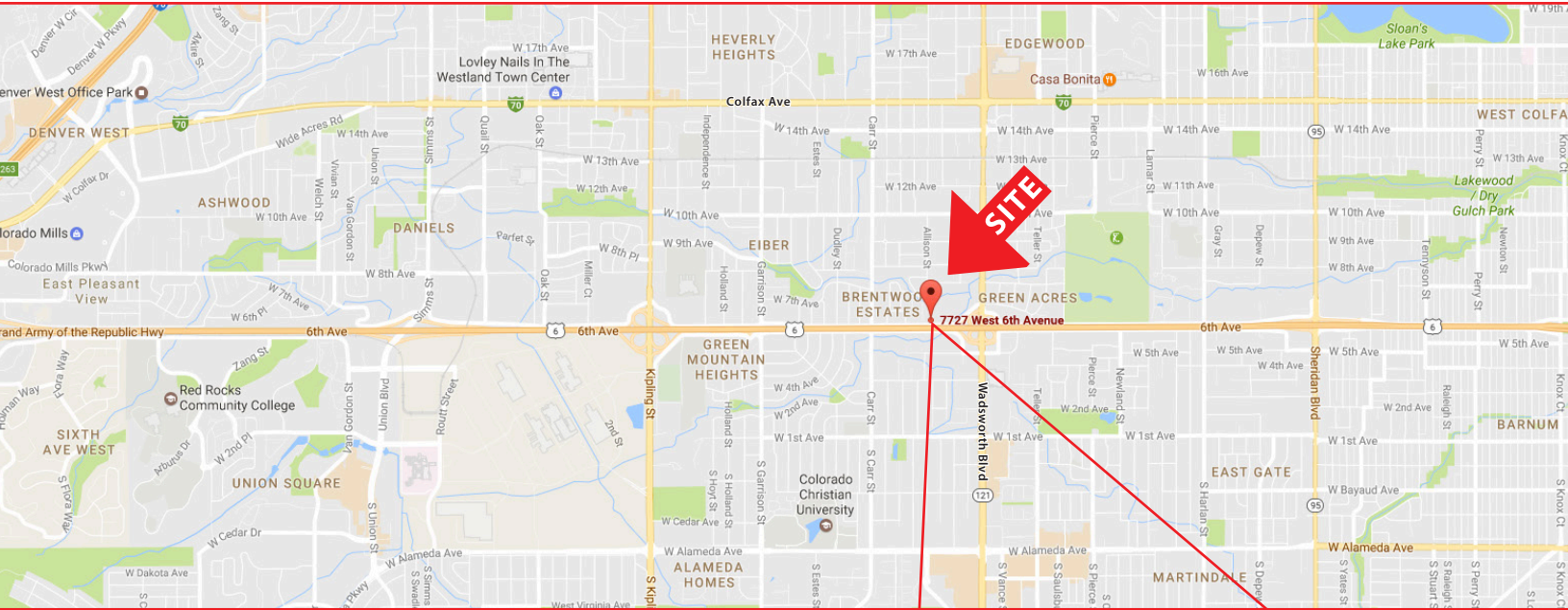
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GENESEE
COMMERCIAL
GROUP, LLC

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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