



**12860 WEST CEDAR DRIVE**  
Lakewood, Colorado 80228



**PROPERTY FEATURES**

- Professionally maintained business park
- Excellent access to West 6th Avenue and C-470
- One mile to Denver Federal Center
- Comcast service available
- Convenient truck loading

**BUILDING SPECIFICATIONS**

<b>Building Size:</b>	54,450 SF	<b>Clear Height:</b>	14'0"
<b>Year Built:</b>	1980	<b>Loading:</b>	Dock-High
<b>Available Units:</b>	100A - 1,500 SF	<b>Power:</b>	110/208V 3-Phase
<b>Lease Rate:</b>	\$12.50/SF NNN	<b>Parking:</b>	3/1,000 SF
<b>Estimated NNN's:</b>	\$5.22 SF	<b>Available:</b>	August 1, 2022 - August 31, 2025

**FOR MORE INFORMATION CONTACT:**

**T. BLAKE ROGERS**

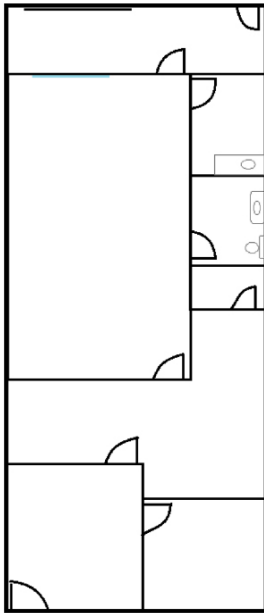
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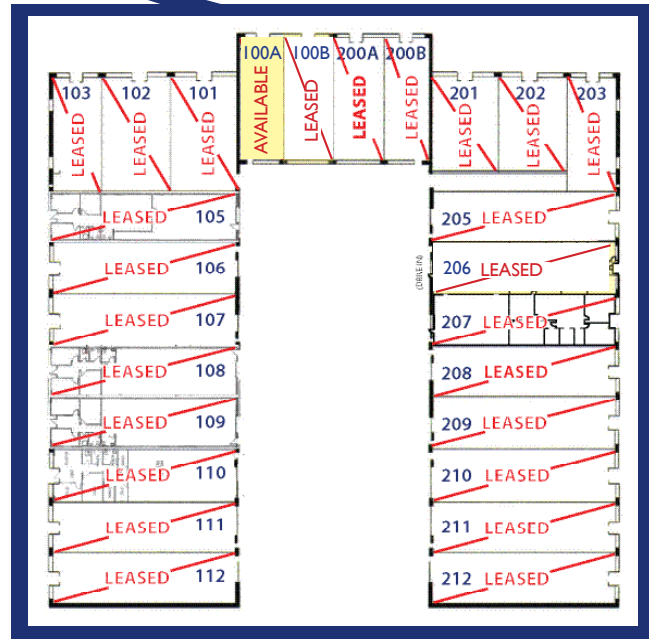


DOCK



FRONT OF SPACE

**SUITE 100 A**  
1,500 SF



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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