

# Office/Warehouse LEASE



**SCOTT A. MARCUM**

Commercial Broker  
(o) 303.403.1333  
(c) 303.437.5590

scott@marcumcommercial.com

Marcum Commercial Advisors  
4860 Robb St.  
Suite 207  
Wheat Ridge, CO 80033

Loopnet / CoStar / Xceligent

**SALES AND LEASING:**  
RETAIL, OFFICE, LAND  
& INDUSTRIAL

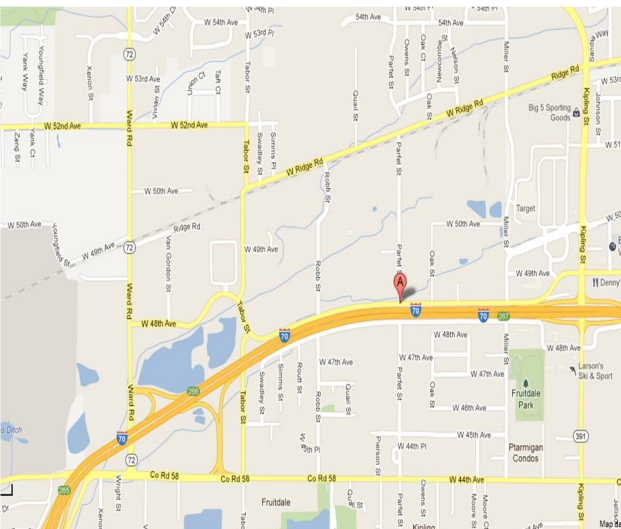


**11417 W. I-70 Frontage Rd. North  
Wheat Ridge, CO 80033**

**4,353 SF TOTAL**

**AMENITIES:**

- Price per Sq. Ft.: \$9.00 NNN
- Year Built: 1975
- RBA: 12,000Sq. Ft.
- Dock-High: 1.
- 2017 NNN's: \$3.91 SF
- **LOCATION:** End Unit Multi-Tenant located on the North I-70 Frontage Rd. in Wheat Ridge, CO with easy access to Kipling St. & Ward Rd. via I-70. Well maintained building with great visibility, signage, and access.
- **VISIBLE FROM I-70 East & West Bound traffic.**
- 12' - 14' Ceilings in Warehouse
- One 10' x 12' Dock-High with adequate Apron access.
- 3 Phase Power
- 11423 = 4,353 RSF
- Ample Parking
- Easy Access to I-70



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.