

**WHEAT RIDGE INDUSTRIAL PARK
7993-8095 W. 48TH AVE.
WHEAT RIDGE, CO**



FOR LEASE



**LEASE RATE:
\$7.50/SF NNN
NNN: \$2.12 SF**



INDUSTRIAL CENTER

PROPERTY HIGHLIGHTS

- 10-20% OFFICE, 80-90% WAREHOUSE
- LARGE INTERSTATE SIGNAGE REACHING 135,00 CARS/DAY
- AMPLE PARKING
- WELL MAINTAINED LANDSCAPING
- 10'X11' DRIVE-IN DOORS AND 13' CEILINGS

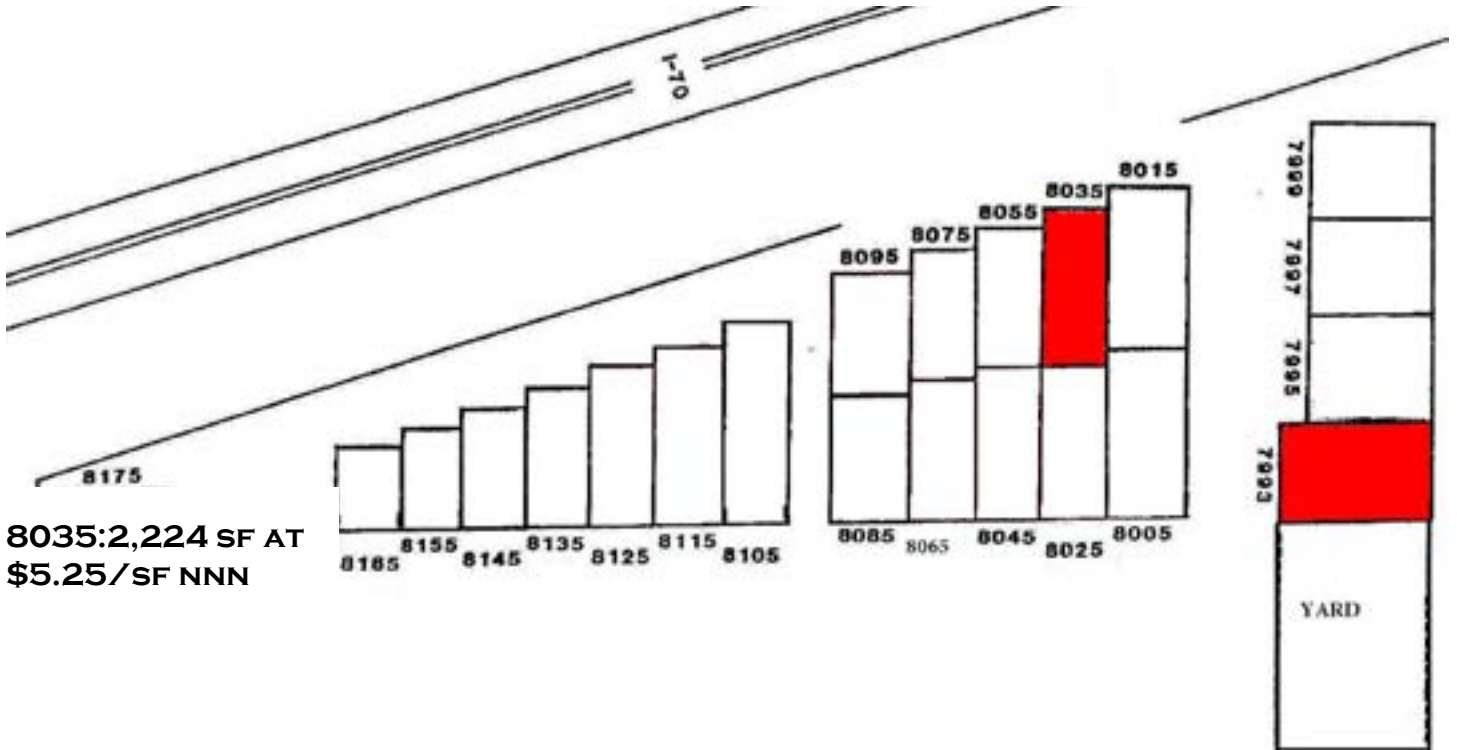
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7993: 2,852 SF AT
\$7.50/SF NNN
(INCLUDES YARD)

SITE



8035: 2,224 SF AT
\$5.25/SF NNN

MAP



8933 E. UNION AVE. SUITE 216
GREENWOOD VILLAGE, CO 80111
OFFICE: 303-741-6343 EXT: 100
WWW.JANDBBUILDING.COM

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