

INDUSTRIAL BUILDING WITH YARD

11500 W. 13th Ave, Lakewood, CO 80215



FOR LEASE

Lease Rate:	\$8.75/SF NNN	Loading:	3 - Dock-Hi, 3 - Drive-In
Triple Nets:	\$2.50/SF	Power:	1200 Amps, 480 volt, 3 phase (TBV by electrician)
Available:	March 1, 2023	Ceiling Heights:	12' - 17'
Building:	36,695± SF	Zoning:	LI-RD (Light Industrial Research & Development)
Available Space:	32,695± SF, plus yard	Sprinkled:	Yes
Yard:	Approx. 1.6 Acres		

Industrial building with yard available in the west industrial market of Metro Denver. Great access to I-70 and W 6th Ave in Lakewood, Colorado. The property offers a large yard with approximately 1.6 acres of outdoor storage area. The property will be available to occupy March 1, 2023. Link to Lakewood zoning below.

