



FOR SALE – Industrial Warehouse Condo

11925 W Interstate 70 Frontage Rd N STE 100, Wheat Ridge, CO 80033

Zoning	PD – Planed Development
1st Level	2,650 SF
2nd Level	1,328 SF
Total Floor Area	3,978 SF
Clear Ht	20 FT
Power	TBV – 3 Phase
Loading	12 FT x 14 FT drive-in
HOA	\$360 /monthly

Property Features

- East End Cap Industrial Condo with flexible office build-out
- Two-story office, private offices, bullpen, conference room, and break room and reception.
- Suitable for flex, production, or warehouse
- Owner-user opportunity in an Opportunity Zone
- The unit has 60 solar panels on the roof that are owned, diminishing the electric bill.
- MTM Tenant in place – \$6,000 gross

\$1,000,000

Tanner Fanello
303-945-1335
tanner@aligncrea.com
www.Aligncrea.com

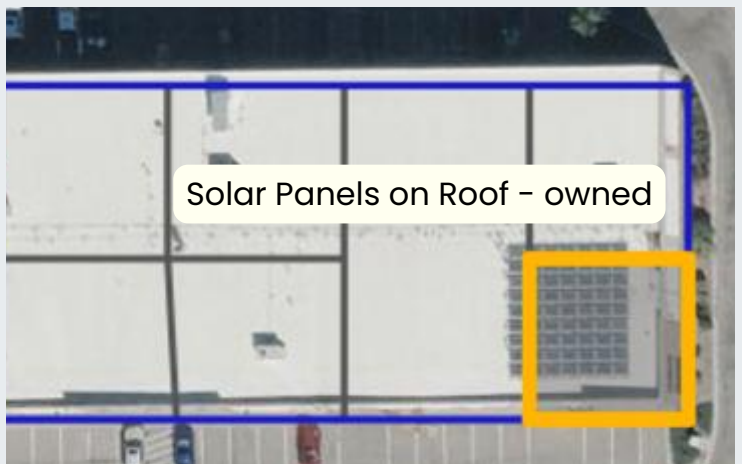
ALIGN
COMMERCIAL REAL ESTATE ADVISORS

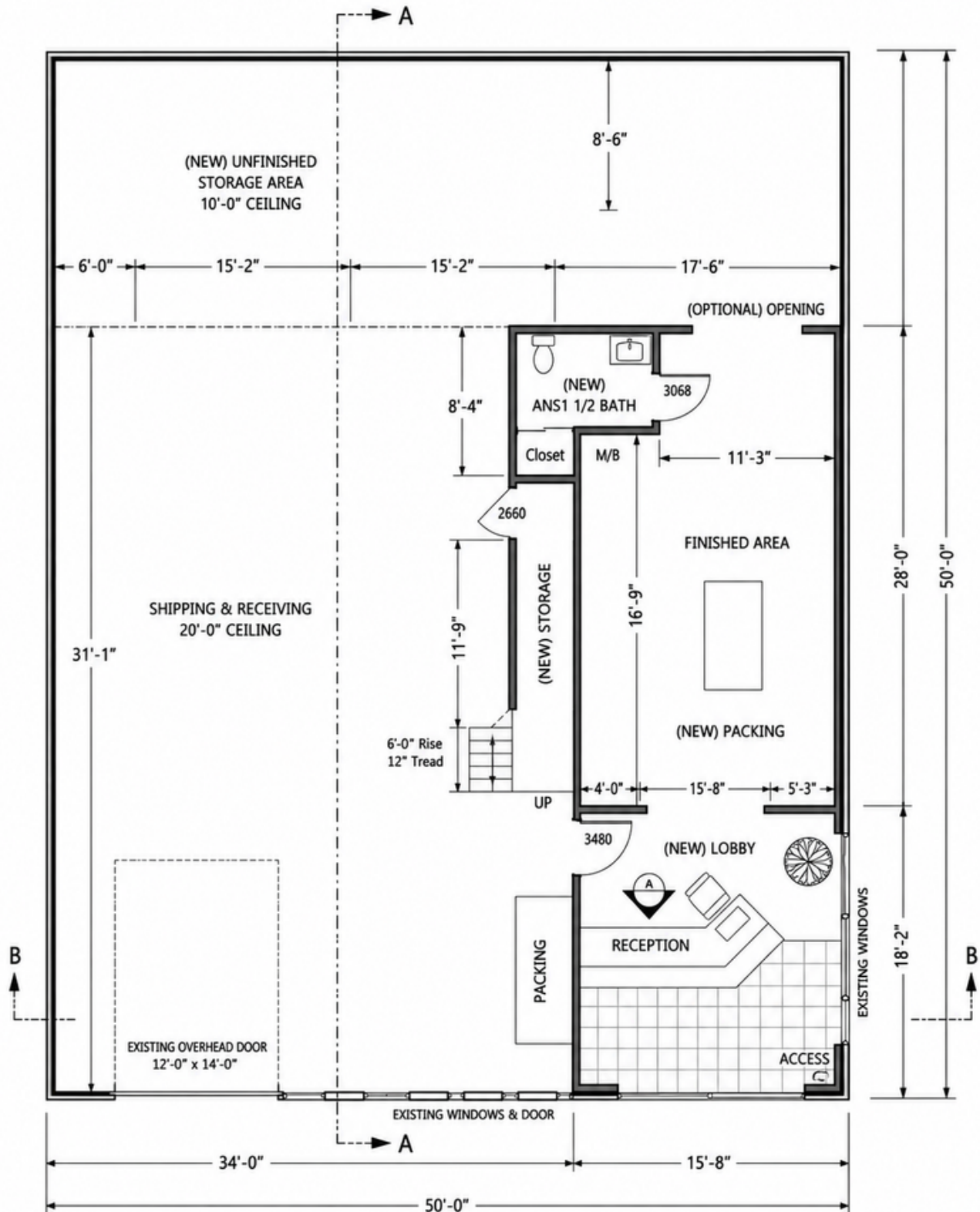
11925 W INTERSTATE 70 FRONTAGE RD N, WHEAT RIDGE, CO 80033



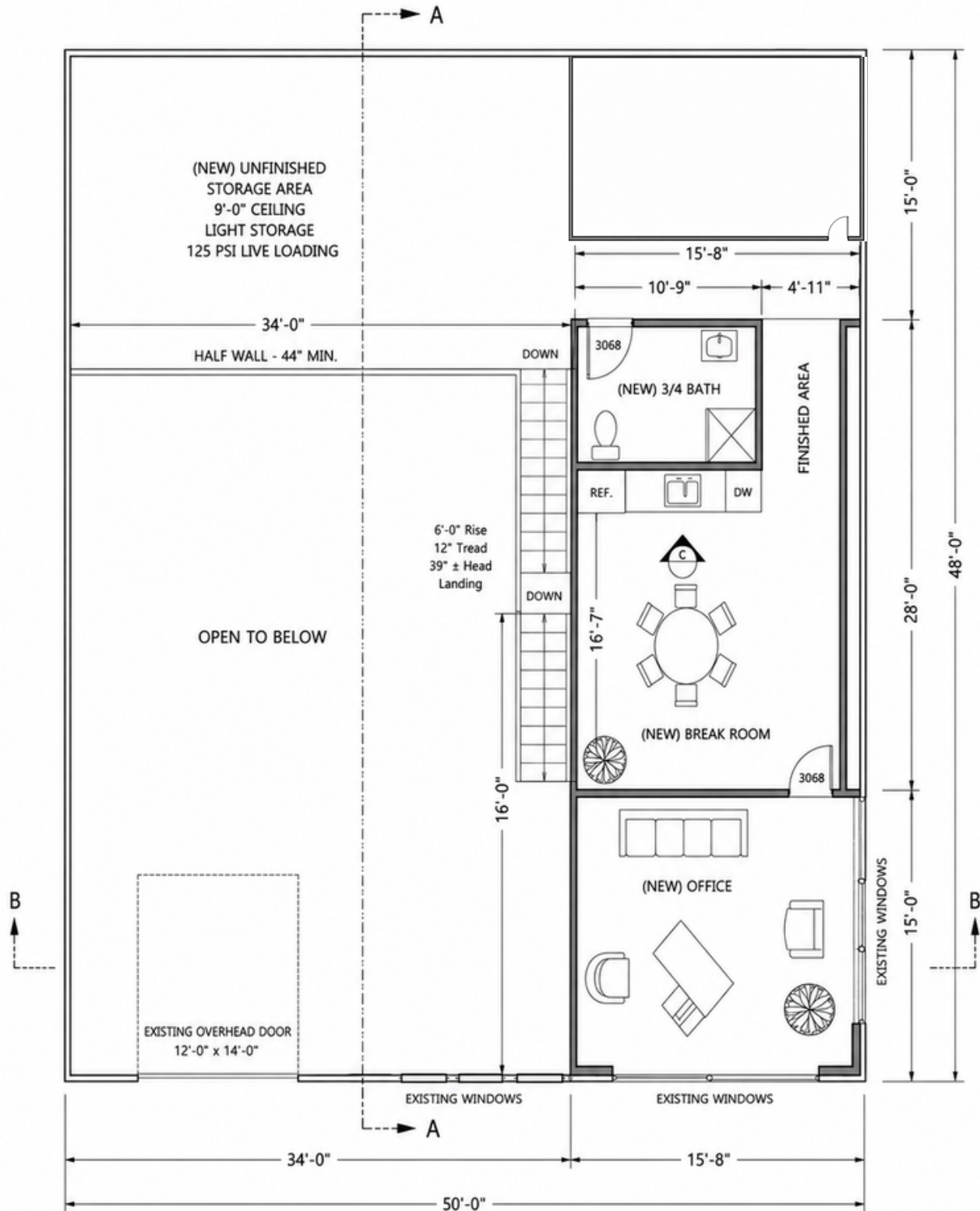
HOA - Lakemont III, \$359.35/ month

- HOA Includes: Statement is sent qtrly, billed monthly
- trash
- water
- sewer
- wastewater
- snow removal
- landscaping
- roof/ gutters
- parking lot
- exterior elements to Buildings
- fire life safety system yearly inspection
- insurance policy for building
- Cap Ex projects - None Planned





FIRST LEVEL



SECOND LEVEL

11925 W INTERSTATE 70 FRONTAGE RD N, WHEAT RIDGE, CO 80033

