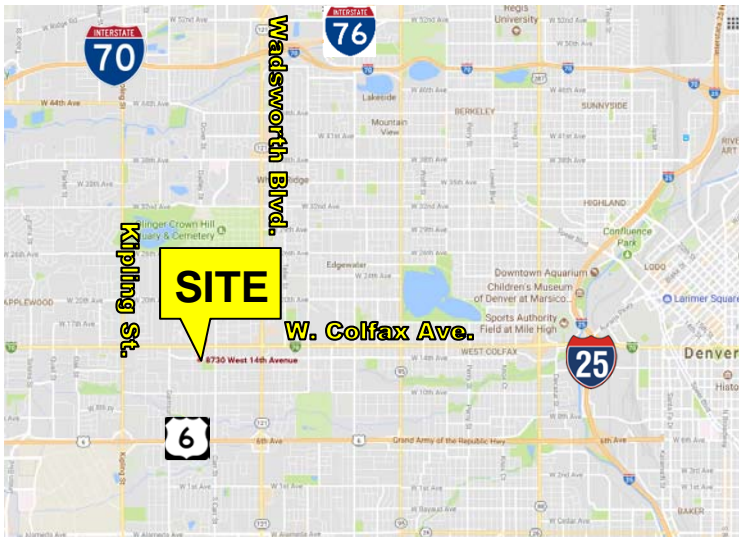


FOR SALE / WEST DENVER– LAKEWOOD

CLASS A FLEX WAREHOUSE - ZONED M-N-U, LAKEWOOD 5,616 SF AVAILABLE



8730 W. 14th Avenue, Lakewood, CO 80215



Building Size:	5,616 SF
Office Size:	2,808 SF
Ceiling Clearance:	12' - 14'
Power:	Heavy (to be verified by an electrician)
Loading:	2 Drive-in's, 1 Dock Platform
Zoning:	M-N-U, Lakewood
Site Size:	1.07 AC
Parking:	Ample
YOC:	1974
Taxes:	\$9,386.54 (2016)
Sale Price:	\$995,000

SPECIAL FEATURES:

- ❖ 100% HVAC
- ❖ Class "A" office build-out
- ❖ Great access to 6th Ave. and W. Colfax Ave.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

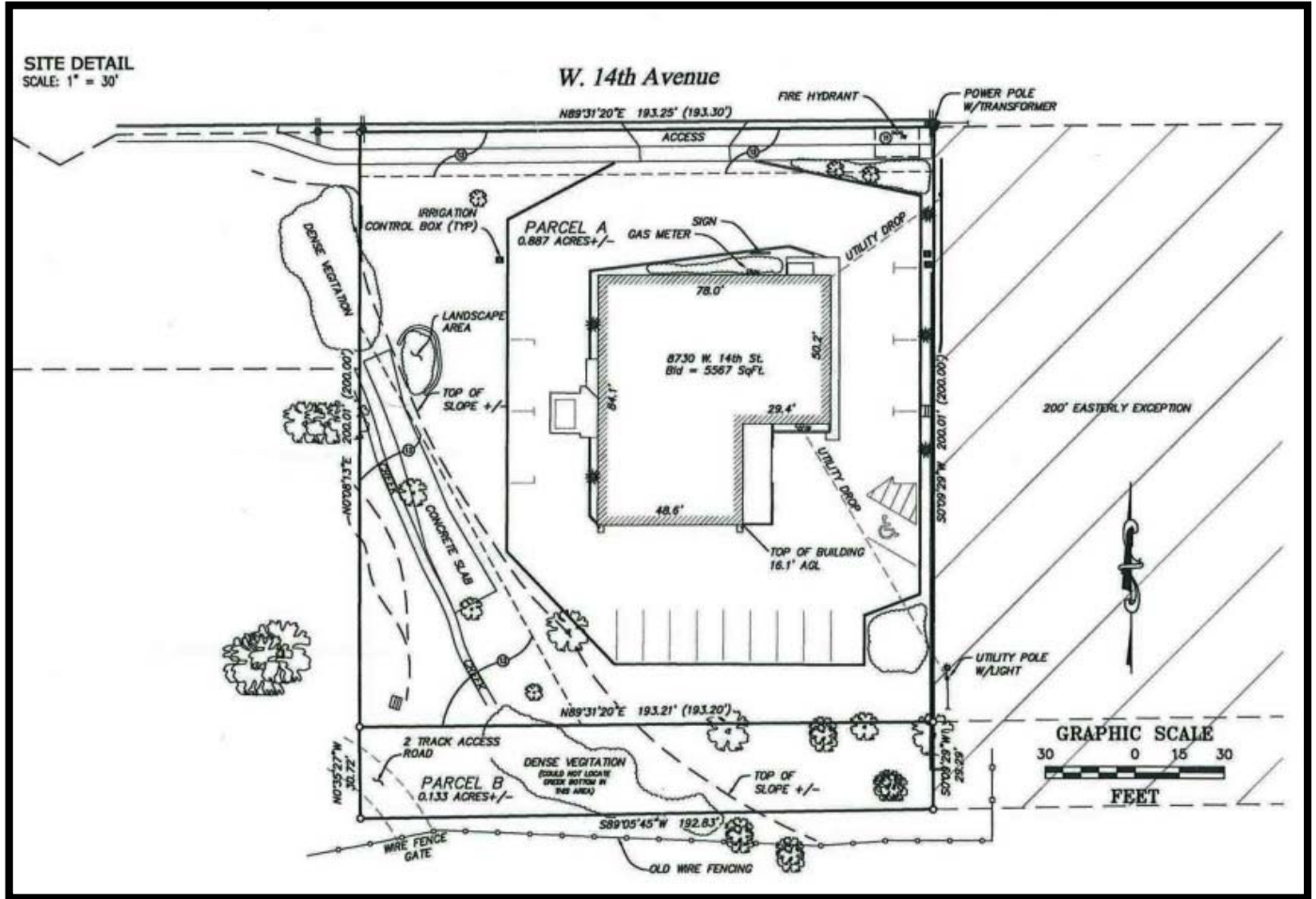
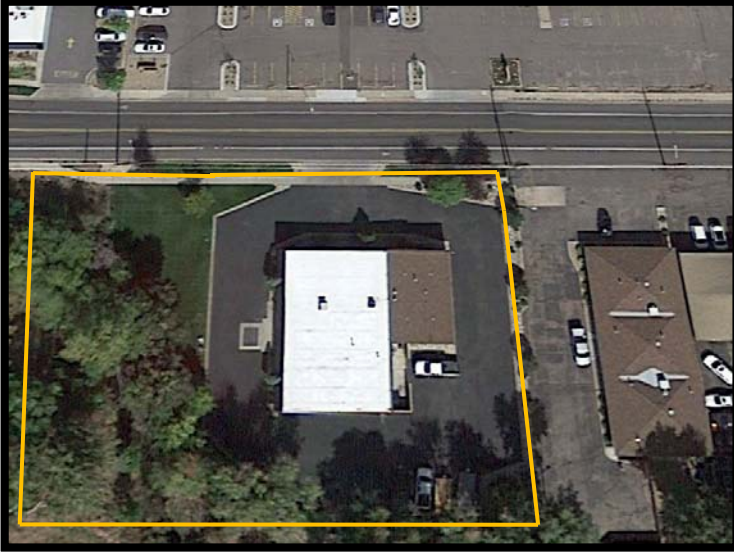
Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

FOR SALE / WEST DENVER- LAKEWOOD

CLASS A FLEX WAREHOUSE - ZONED M-N-U, LAKEWOOD 5,616 SF AVAILABLE



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.