

FOR LEASE

Truck Service Facility 6 DRIVE THROUGH DOORS



- 20,000 Gallon Double Wall Fiberglass Fuel Storage Tank with Double Piping
- Radiant Heat
- Fully Paved & Fenced
- Two Fuel Islands
- Two Service Bays
- 100 Gallon Oil/Water Separator
- Fire System at Pumps

LEASED



**8801 Yosemite Street
Henderson, CO 80640**

- Building Size:** 7,509 SF
- Office Size:** 734 SF
- Site:** 3.762 Acres
- Loading:** 6 – Drive Through Doors
- Clear Height:** 16'-18'
- Zoning:** I-3
- Rate:** \$16.50/ SF NNN
- Power:** 400 AMPS/250 VOLTS
(power to be verified)

For Information Contact:



RINGSBY REALTY CORPORATION
1123 Auraria Parkway | 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.

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Truck Service Facility 6 DRIVE THROUGH DOORS



- Tank Overfill Alarm
- Lighted Canopy over Fuel Island (44'X44')
- Four Fuel Pumps
- Fuel Island Office with HVAC
- Fuel Inventory System Com Check
- Fuel Monitoring System – Veered Root
- 2 Restrooms
- Locker Room
- Break Room
- Parts Room (two floors)
- Three Storage Rooms
- Airlines & Reels
- Oil Lines & Reels
- Compressor & Dryer
- 1000 Gallon Above Ground Motor Oil Storage Tank
- 500 Gallon Above Ground Waste Oil Storage Tank
- Oil Filter Press
- Concrete Truck Stops
- 180 SF Free Standing Equipment Shed
- Lot Lighting
- Snow Storage Area
- Parking:
 - 34 – 60' X 12' Truck Spaces
 - 36 – 30' X 12' Truck Spaces
 - 9 – 9' X 12' Auto Spaces

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