



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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New Construction Industrial For Sale or Lease

12075 Moline St., Henderson, CO 80601



PROPERTY FEATURES

Building:	15,000± SF (new construction)	FOR SALE:	\$2,850,000 (\$190/sf)
Lot:	1.04 Acres	FOR LEASE:	\$11.00-\$12.00/sf NNN
Yard:	141' x 80'	Construction:	Steel Building
Parking:	32 surface parking	Power:	480v / 800 amp 3-phase
Est. Delivery:	Spring 2018	Clear Height:	20' Clear
Zoning	Adams County I-1	Total Units	1 to 5
Loading:	5 Drive-In Doors (12' x 14")		



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