

# Great Office/Workshop with Large Warehouse Space! (3,12

**303-255-1990**

5160 Parfet Street  
Wheat Ridge, Colorado 80033

**Rent: \$2,730.00 - \$5,665.00**

**Size:** 3120 - 6565 SqFt

**Industrial**

**Listing Type:** Lease

**Lease Type:** Modified Net

**Deposit:** \$2,730.00 - \$5,665.00 USD  
Equal to 1 month's rent with  
approved credit

**Application Fee:** \$45.00 USD

**Included Utilities:**

Water / Sewage

**Heat Type:**

Gas

For more information:

<http://www.rentgrace.com/?tcid=FRS>



## Property Description

Great Office with Large Warehouse spaces in at Fremar Industrial Park. Great location with easy access to I-70 and Kipling. Professionally managed by Grace Management.

Units Available:

# A-3- Coming Soon! Approx. 3,120 SF office with warehouse. New carpet and new paint in office space. Office has private offices with central A/C and heat. Large warehouse with heat, 2 bathrooms, and utility sink. One 12x12 overhead garage door and one man door.

\* More information and pictures coming soon!

\* Rent: \$2,730.00/mo., Deposit- \$2,730.00 with approved credit.

\*Coming Soon~ middle of January.

# B/4 & B/5~ Large Double Unit: Approx. 6,565 SF. Office with warehouse space.

This space is equipped with a total of 3 overhead garage doors- two large 12x12 overhead garage doors with drive-in access, and a 3rd overhead door with a loading dock. The office portion of the space is segmented for private offices, working space with cabinets and shelving, and plenty of storage. Office have updated flooring fresh coat of paint! Rent- \$5,665.00/mo., Deposit- \$5,665.00 with approved credit.

\* Central Air Conditioning in office spaces

\* Two 12x12 Overhead Garage Doors with Drive-In Access

\* One Loading Dock with Overhead Door

\* Two private restrooms

\* Available Now~ Call to schedule your personal tour 303-255-1990 x 22.

\*\*\*\*\*

\* Flexible Lease Terms: 1-3 years

\* Parking 3 spaces per unit, in front.

\* 3 Phase Electric

\* Tenant pays for gas, electric, and trash.

\* Tenant is responsible for pro-rata share of any increase in property taxes after base year.

\* Professionally Managed

\*\*\*Sorry NO AUTOMOTIVE or MMJ/ CANNABIS.

## Lease Details

Flexible Lease Terms- 1-3 years



## Grace Property Management & Real Estate

Office Location  
2200 East 104th Avenue (map)  
#105  
Thornton, Colorado 80233

**Alexis Myers- Property Manager**

**303-255-1990 x22**