

Industrial Property For Lease

TOWER PLACE

12420 W. 54th Drive Units 1-4 Arvada, CO 80002



FOR MORE INFORMATION, PLEASE CONTACT:

MAXWELL MARCUM

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OFFERING SUMMARY

Lease Rate:	\$18-\$20 SF/yr (NNN)
Building Size:	12,024 SF
Available SF:	2,986 SF
Loading:	10'x12' Drive-In
Clear Height:	22'
Lot Size:	37,642 SF
Units Available:	1
Year Built:	2022
Zoning:	I.L.
Market:	Denver Metro
Submarket:	West Denver
Traffic Count:	35,000 VPD

PROPERTY HIGHLIGHTS

- WARD RD FRONTAGE
- 35,000 VPD
- SIGNAGE AVAILABLE
- RETAIL,OFFICE,FLEX, WAREHOUSE
- OCTOBER 2023 COMPLETION

- Available approximately October 2023
- Pre Leasing now!
- Lease rate is 18\$-\$20 NNN
- NNN Estimate = \$3.75/SF
- Office/Warehouse with Mezzanine
- 35,000 Vehicles per day

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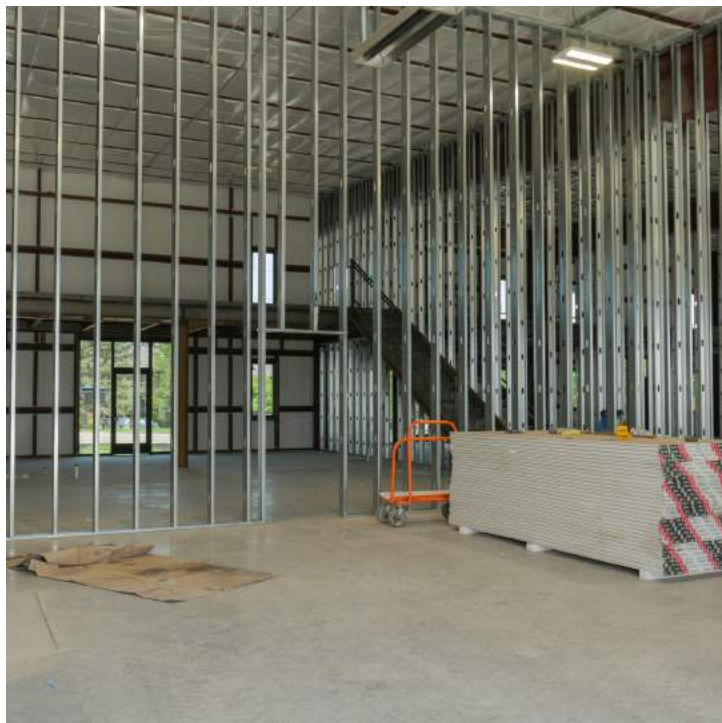
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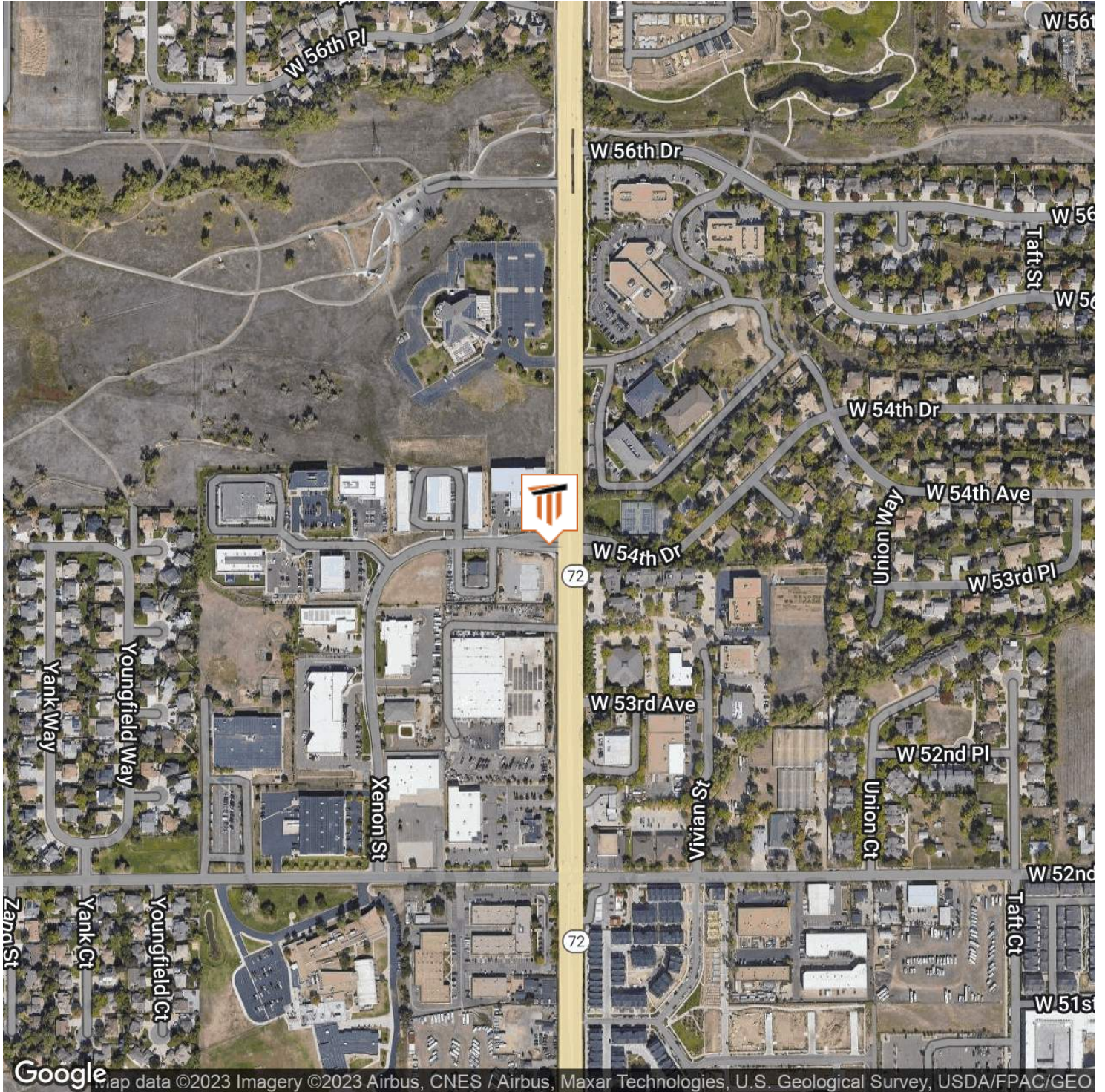
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