

8455

PECOS STREET
Federal Heights, CO 80260

RETAIL/FLEX FOR LEASE
8,320 SF FREE STANDING BLDG

RATE REDUCED!!!

HIGHLY VISIBLE FREE STANDING BUILDING, FORMER AARON'S RENT-A-CENTER



GREG KNOTT

Executive Vice President

O: 303.512.1156

C: 303.521.3648

gknott@uniqueprop.com

EARL DUFFY

Senior Broker Associate

O: 303.512.2732

C: 303.968.4929

eduffy@uniqueprop.com



FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18/SF (NNN) \$15/SF NNN
Est. NNN:	\$6.22/SF
Available SF:	8,320 SF
Ceilings:	16' Clear
Power:	600 Amp 3PH
Lot Size:	0.93 AC
Loading:	One 10'x10' Drive in
City/County:	Federal Heights/Adams
Year Built:	2000
Zoning:	C-1

PROPERTY OVERVIEW

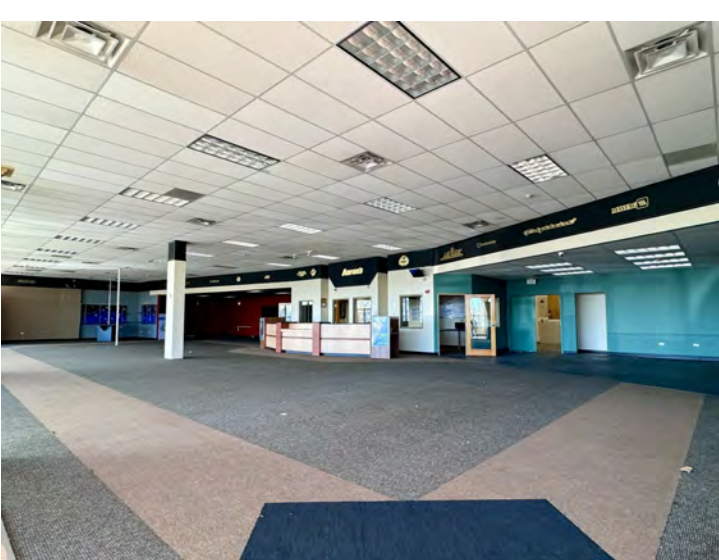
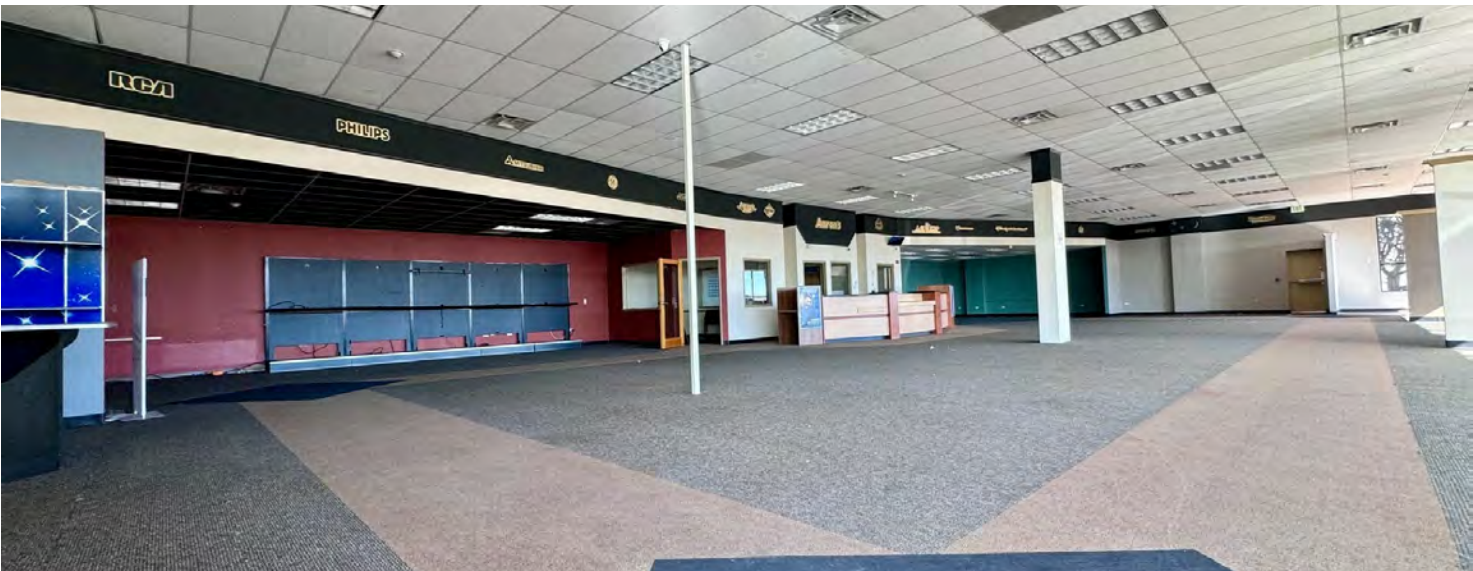
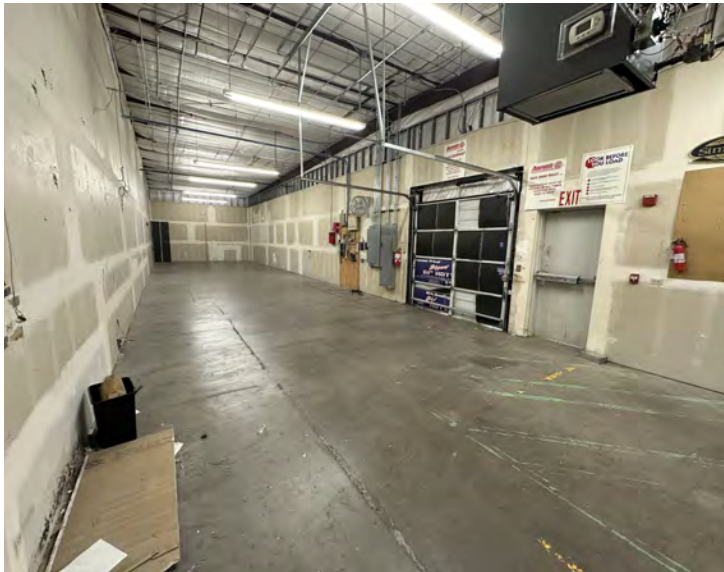
Prime retail /flex space available in Federal Heights, directly off of N Pecos & 84th Ave. Minutes from I-25. This freestanding 8,320 SF building is extremely clean with excellent identity and exposure, and features open warehouse area with tall ceilings, expansive showroom, sales counter, and two private offices. Drive-in loading door in rear and full turn around truck court and loading. Positioned directly south of Waterworld, benefit from prime visibility and high traffic counts. Call Greg or Earl to schedule a showing.

PROPERTY HIGHLIGHTS

- Highly Visible with Full Motion access
- Large Truck Court and Good Access
- 10'x10' Loading Door
- Expansive Showroom Area with Open Warehouse/Storage
- Prominent Window Frontage, Storefront Identity
- Abundant Parking
- High Traffic Counts, High Identity and Exposure

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

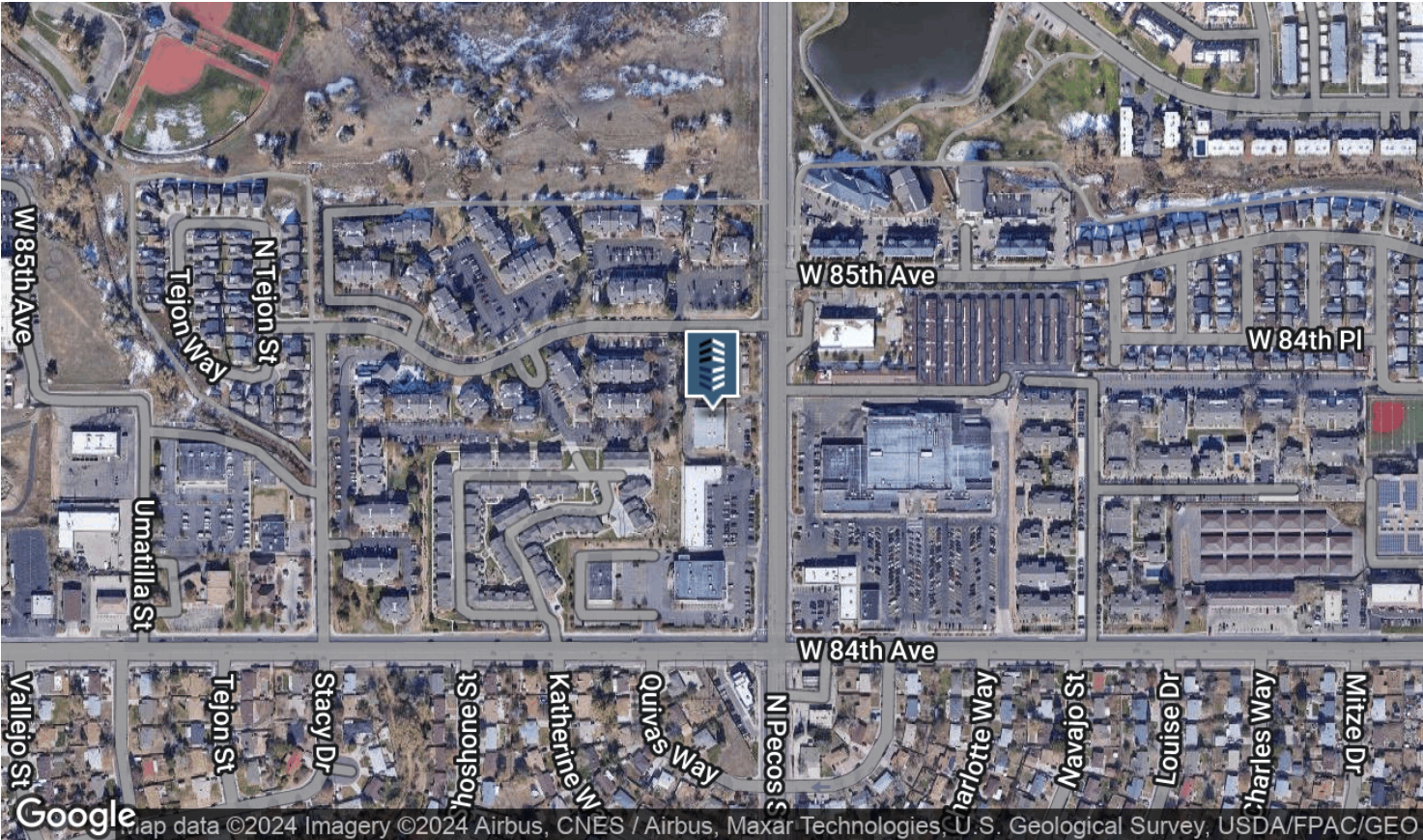
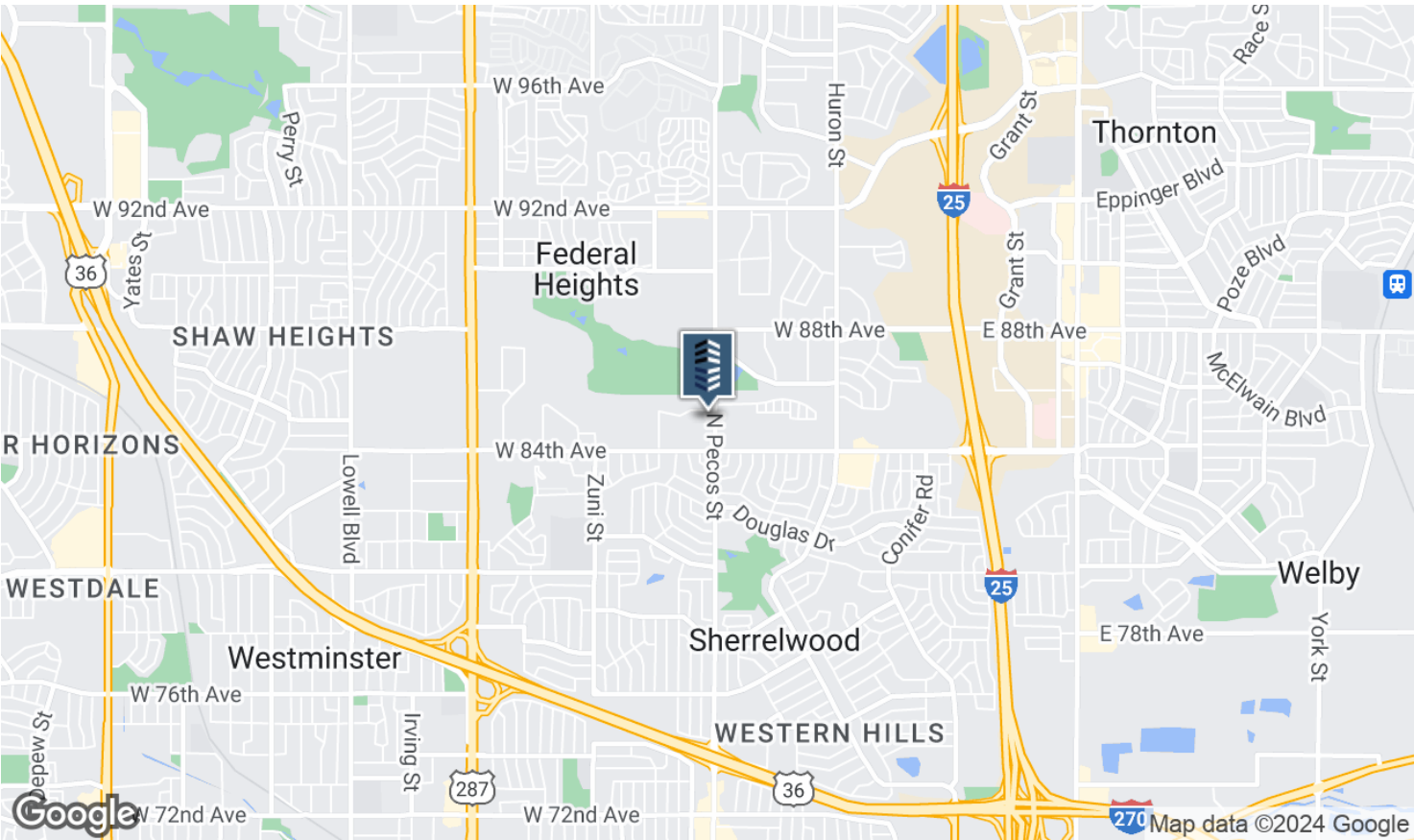
ADDITIONAL PHOTOS



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LOCATION MAP



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