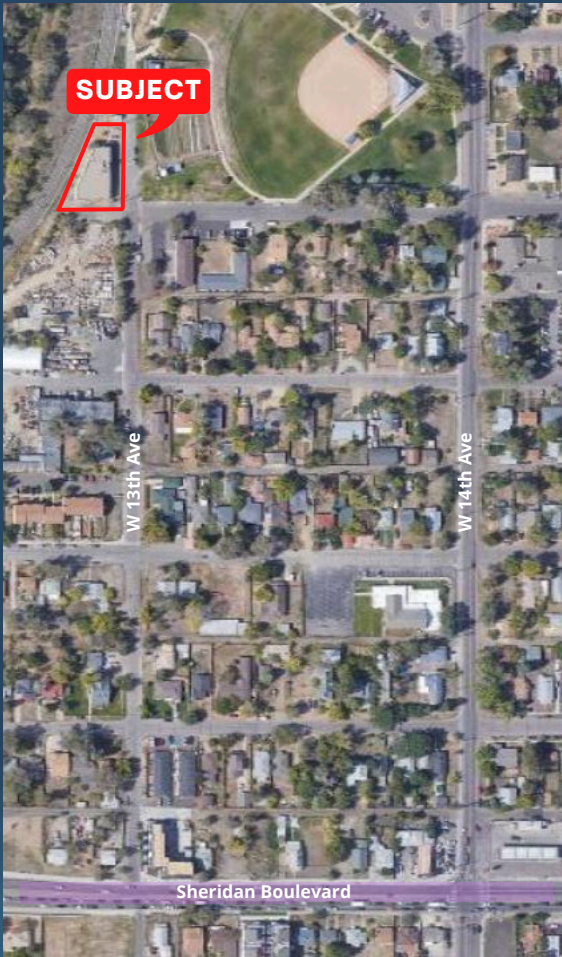


5600 W 13TH AVE

LAKEWOOD, COLORADO 80214



AVAILABLE FOR LEASE OR SALE

10,020 SF

INDUSTRIAL SPACE

Enjoy your own private, standalone commercial building just minutes away from Light Rail Station and Sloans Lake! Great flex space for Company Headquarters, E-commerce, Plumbing, Marketing Agencies, HVAC, Light Industrial, etc.! Mountain views from upper offices were recently updated with new vinyl flooring on the main level, freshly painted offices, doors, new baseboards, updated bathrooms, etc. Building Community garden Baseball Field Park, near light rail and bike paths. Currently occupied and can be vacant by March 30th, 2022. Accepting 1-5 year lease terms.

- 3,600 SQ/FT Upstairs Warehouse with 17' Ceilings
- 3,600 SQ/FT Downstairs Warehouse with 9.5' Ceilings
- 8 min Walk to Light Rail Station via Paved Bike Path
- 14 Standard Parking Spots
- 2,850 SQ/FT Finished Office Space
- Current NNN charges are \$1.85/SF/YR.

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT

 LEVI LANZRATH

 720. 484. 1503

 LEVI@LOWTEMP-PLATES.COM

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LAKEWOOD, COLORADO 80214

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10,020 SF

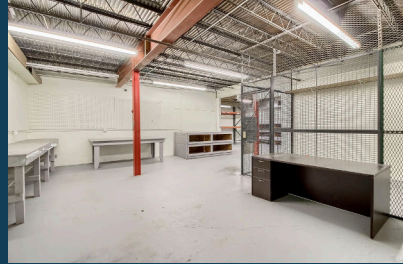
INDUSTRIAL SPACE



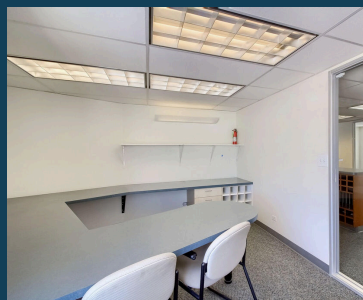
UPPER WAREHOUSE 3,600 SQ/FT w/ 17' Ceilings



LOWER WAREHOUSE 3,600 SQ/FT w/ 9.5' Ceilings



LOWER WAREHOUSE 2,850 SQ/FT Finished Office Space



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OR TO SCHEDULE A TOUR,
CONTACT LEVI LANZRATH

720.484.1503

LEVI@LOWTEMP-PLATES.COM

- Available March 2022
- 1-5 Year Lease Options
- Open to Sale Offers
- Updated Flooring and Paint
- Loading Dock
- Drive in Bay