

Office/Industrial For Lease

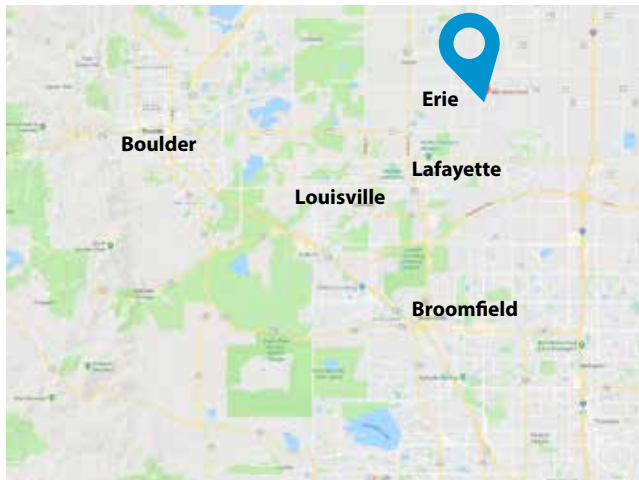
New 2018 Construction - Erie, Colorado



460 Jones Ct. Erie, CO 80516

PRICING	Base Rent \$16.00 s/f NNN \$2.50 s/f (subject to actual)
Size	1,568 s/f - Unit 103 2,208 s/f - Unit 104
Use	Office/Industrial
Description	New Building Constructed 2018 BEST LOOKING BUILDING IN ERIE! Construction with upgraded Exterior Finishes and Landscaping.

SUBJECT PROPERTY:



PROPERTY SUMMARY

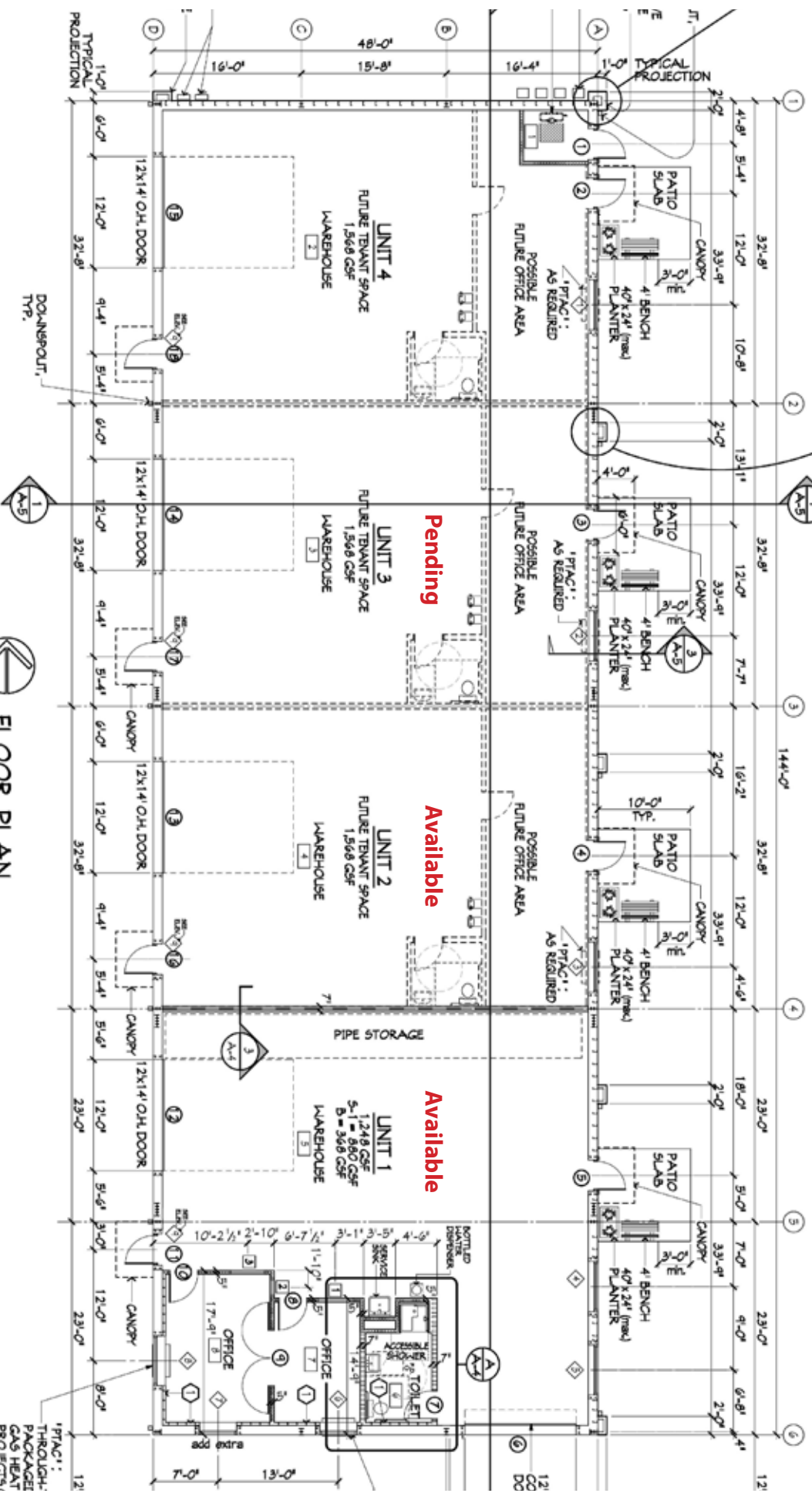
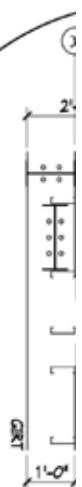
- Each unit has store front entrance with office door and large picture window for natural light, reception area, front patio and sitting bench, upgraded exterior lighting
- Grade level overhead doors 12' x 14'
- 2 Main Doors (entrance and rear door)
- Energy efficient insulation ceiling and walls, for warm winters and cool summers
- 200 Amp and 400 amp services, separate gas and electric meters, sub metered water
- Abundant parking with landscaped medians and easy access from Jones Ct
- Neighbors: Pizza Parlor, Erie Recreation Center, Day Care, Veterinarian, Car Wash, Tennis, Karate, Kumon, Walgreens, Convenience/Gas Station, Elementary School, Public Library

FOR MORE INFORMATION:

Doug Haffnieter, Broker
Flagstaff Properties, Inc.

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FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCHEDULE

NO.	QUANTITY	REMARKS
115	22222222	UNIT 1-24 942' x 033'
115	22222222	UNIT 2-24 942' x 033'
115	22222222	UNIT 3-24 942' x 033'
115	22222222	UNIT 4-24 942' x 033'

ROOM FINISH SCHEDULE											
NO.	DESCRIPTION	FINISH	NO.	DESCRIPTION	FINISH	NO.	DESCRIPTION	FINISH	NO.	DESCRIPTION	FINISH
1	FLOOR	PAVE	1	CEILING	CEILING	1	WALLS	PAINT	1	DOOR	WOOD
2	WALL	PAINT	2	CEILING	CEILING	2	WALLS	PAINT	2	DOOR	WOOD

DOOR SCHEDULE											
NO.	DESCRIPTION	FINISH	NO.	DESCRIPTION	FINISH	NO.	DESCRIPTION	FINISH	NO.	DESCRIPTION	FINISH
1	DOOR	WOOD	1	DOOR	WOOD	1	DOOR	WOOD	1	DOOR	WOOD
2	DOOR	WOOD	2	DOOR	WOOD	2	DOOR	WOOD	2	DOOR	WOOD