

FOR LEASE WHEAT RIDGE INDUSTRIAL PARK

8035 W. 48th Ave, Wheat Ridge, CO 80033

LEASE RATE: \$11.00/SF NNN

AVAILABLE: 2,224 SF

WHEAT RIDGE INDUSTRIAL PARK



DEMOGRAPHICS

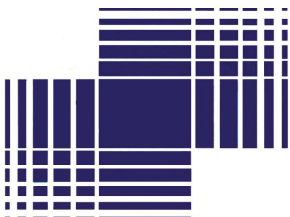
	<i>1 Mile</i>	<i>3 Miles</i>
POPULATION	14,271	122,162
HOUSEHOLDS	6,724	50,348
INCOME	\$56,133	\$64,898
TRAFFIC COUNT	I-70, Carr St.	121,000



PROPERTY FEATURES AND CONTACT INFORMATION

- Easy Highway Access
- NNN (2026): \$5.21 / SF
 - Ample Parking
- 20% office, 80% warehouse
- Great incubator space
- Drive in Loading

Matt Landes
303.741.6343 ext. 101
Matt@jandbbuilding.com



J&B BUILDING COMPANY

8933 E Union Ave #216, Greenwood Village, CO 80111

(303) 741-6343

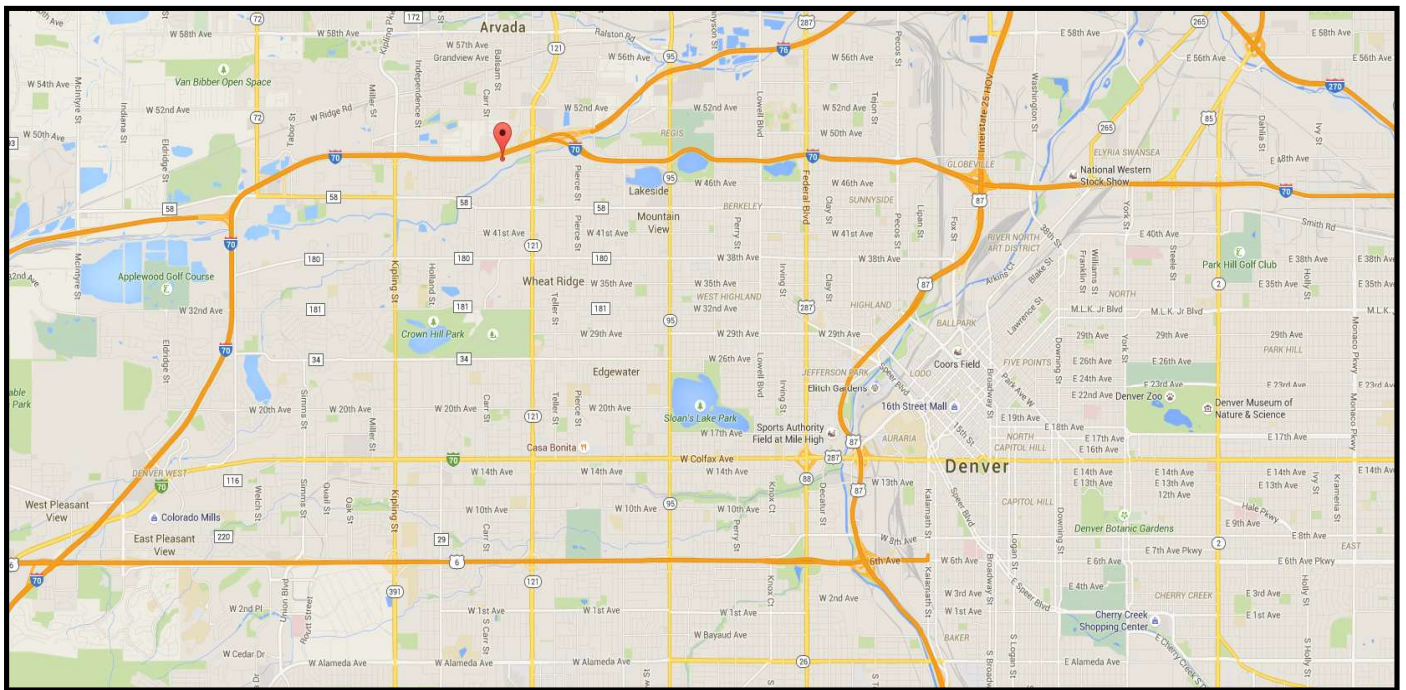
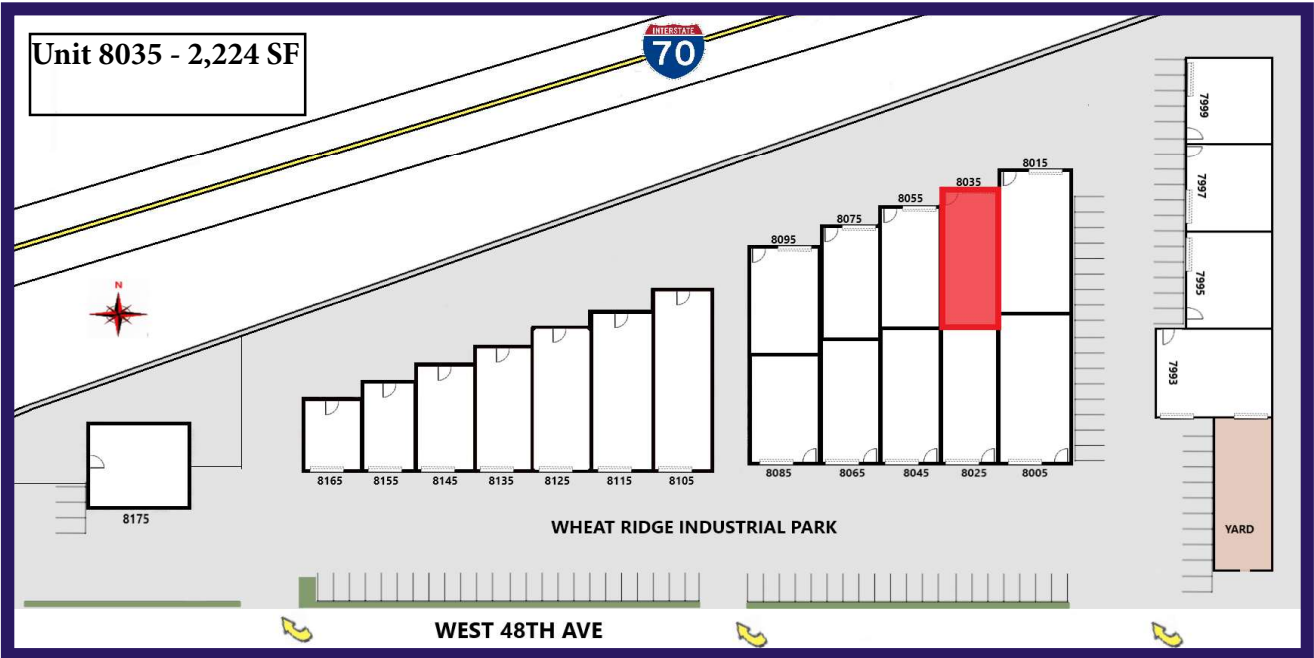
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Unit 8035 - 2,224 SF



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