

AVAILABLE FOR LEASE & SALE

10795

IRMA DRIVE

NORTHGLENN, CO 80233



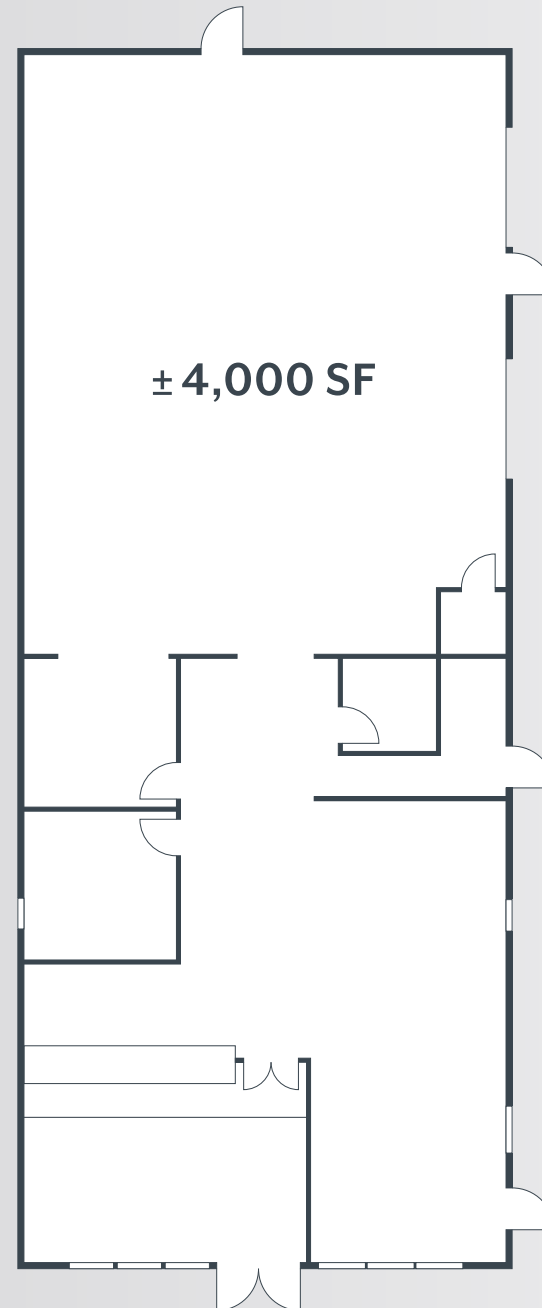
CBRE

**±4,000 SF FREESTANDING
INDUSTRIAL BUILDING ON
0.81 ACRE LOT**

PROPERTY OVERVIEW

ADDRESS	10795 Irma Drive, Northglenn, CO 80233
BUILDING SIZE	± 4,000 SF
LOT SIZE	± 0.81 Acres
YARD	± 0.41 Acres, Fully Fenced & Gated, Partially Paved
OFFICE	± 2,000 SF (~50%)
CLEAR HEIGHT	14'
LOADING	2 drive-ins: 9'(w) x 10' (h)
SPRINKLERS	Yes
YEAR BUILT	1974
COUNTY	Adams
ZONING	I-2
LEASE RATE	\$20.00/SF NNN
OPEX	\$7.50/SF (Est. 2026)
SALE PRICE	\$1,490,000

FLOOR PLAN



LOCATION OVERVIEW & ADDITIONAL PROPERTY HIGHLIGHTS



Fully paved, fenced,
and gated yard



Located 2 miles from
I-25 and 104th Ave,
providing a direct
pipeline to the
Denver Metro and
Northern Colorado



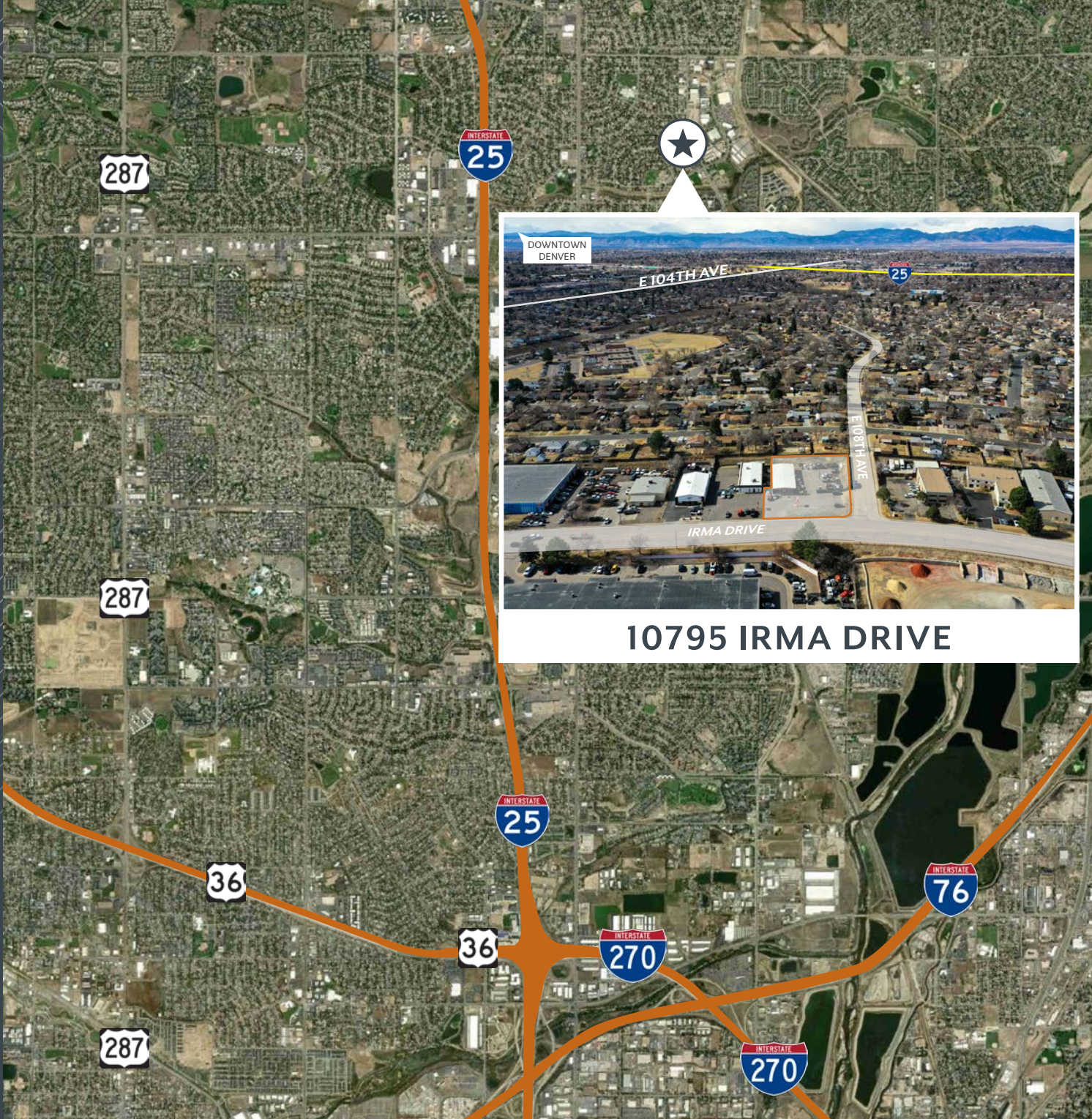
Zoned I-2 (Medium
Industrial) allowing
for a wide range of
uses, including outdoor
storage, vehicle service,
and contractor shops



Established industrial
pocket surrounded
by specialized
automotive, freight,
and contractor services



Strategically located
to serve the expanding
Thornton, Westminster,
and Northglenn
business corridors



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E108TH AVE

IRMA DRIVE

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