



AVAILABLE SF:	4,100/SF
LEASE RATE:	\$8.75-\$9.75/SF
LEASE TYPE:	\$4.60 NNN
CITY:	Lakewood
COUNTY:	Jefferson
BLDG USE:	Ind/Retail/Automotive
YR BUILT:	1948
BLDG SF:	5,260
ZONING:	M-G-S
LOADING:	Drive-In
CLEAR HEIGHT:	8'-10'
YARD:	Yes/Fenced

PROPERTY OVERVIEW

The building is a 5,260/SF light industrial/retail/automotive building located at 1475 Brentwood St. The building has been very well maintained that previously been used as a motorcycle sales and repair shop. Potentially this space would be ideal for a automotive, retail, or light industrial tenant. . The available space features: 4,100/sf of available space, ability to add signage that is visible from Colfax, 8'-10' clear height, 8x8 drive in door, 10x10 drive in door, M-G-S zoning, and a fenced yard. This is a great Lakewood location near Colfax and Brentwood Street and has easy access to Highway 6 via Wadsworth Boulevard.

PROPERTY HIGHLIGHTS

- Bldg: 4,100 SF (400/SF Office/Showroom; 3,700/SF Warehouse)
- Tenant Signage Visible from Colfax Ave
- Fenced Parking Lot and 2 Drive In Doors
- Automotive, Industrial ,or Retail Use
- Great West Metro Location with Access to the 6th Ave
- Quick Access to RTD FasTracks West Corridor Light Rail.



CONTACT:

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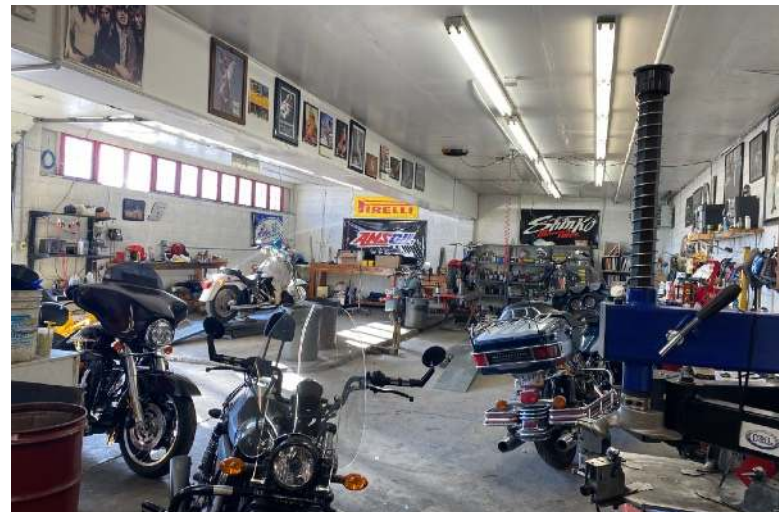
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