

FOR LEASE

12360 W. 49TH PL

WHEAT RIDGE, CO 80033

SUITE 3

± 270 SF OFFICE

\$547/MONTH

UNIT 3

± 1,872 SF WAREHOUSE

\$3,791/MONTH

UNIT 4/5

± 3,744 SF WAREHOUSE

\$7,582/MONTH

RATE: \$15.00 PSF

NNN: \$9.30 PSF



6565 S Dayton Street, Suite 3000

Greenwood Village, CO 80111

O:303.692.1816 | F:303.692.1867

www.johnproppcommercial.com

Michael Honc, CCIM, CPM

Realty Advisor

M:303.915.0521

michael@johnproppcommercial.com

FEATURES

Conveniently located in Wheat Ridge at the intersection of 49th Place and Ward Road, just blocks from I-70, the premises offers convenient and strategic access to the Denver metro area, a pro-business city council, and a great environment in which to grow a small business.

The premises features:

- ◆ Open layout with small office
- ◆ 16 foot clear heights
- ◆ Three-phase power
- ◆ Grade level doors
- ◆ Separate man door entrances
- ◆ Private fenced yards
- ◆ Monument signage
- ◆ Ample surface parking
- ◆ Secure lobby mailboxes



6565 S Dayton Street, Suite 3000
Greenwood Village, CO 80111
O:303.692.1816 | F:303.692.1867
www.johnproppcommercial.com

Michael Honc, CCIM, CPM
Realty Advisor
M:303.915.0521
michael@johnproppcommercial.com