

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Showroom / Flex / Industrial

15350 E Hinsdale Dr, Suite 1, Centennial, CO 80231



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Aerial Photography by: www.AerialDroneClick.com



For Lease: \$18.00/NNN

OVERVIEW

Space Available:	2,066± SF (Suite 1)
Total Bldg SF:	20,800± SF
Units in Bldg:	10
YOC:	1987
Ceiling Height:	14'
Drive-In Door:	One - 10'x12'
Power:	150a/240v 3P (to be verified by Tenant)
Lot Size:	3.01 Acres
Parking:	Ratio 1.54/1,000
Zoning:	MU-PUD

NARRATIVE

Showroom flex space with a viewing window from the office to warehouse. Very clean and well kept office with side wall lighting in the warehouse, a private office and showroom upfront. The warehouse has its own kitchenette and ample power outlets running the length of the walls.

Lease Rate: \$18.00/SF NNN

OPEX Est. \$7.00/sq.ft.

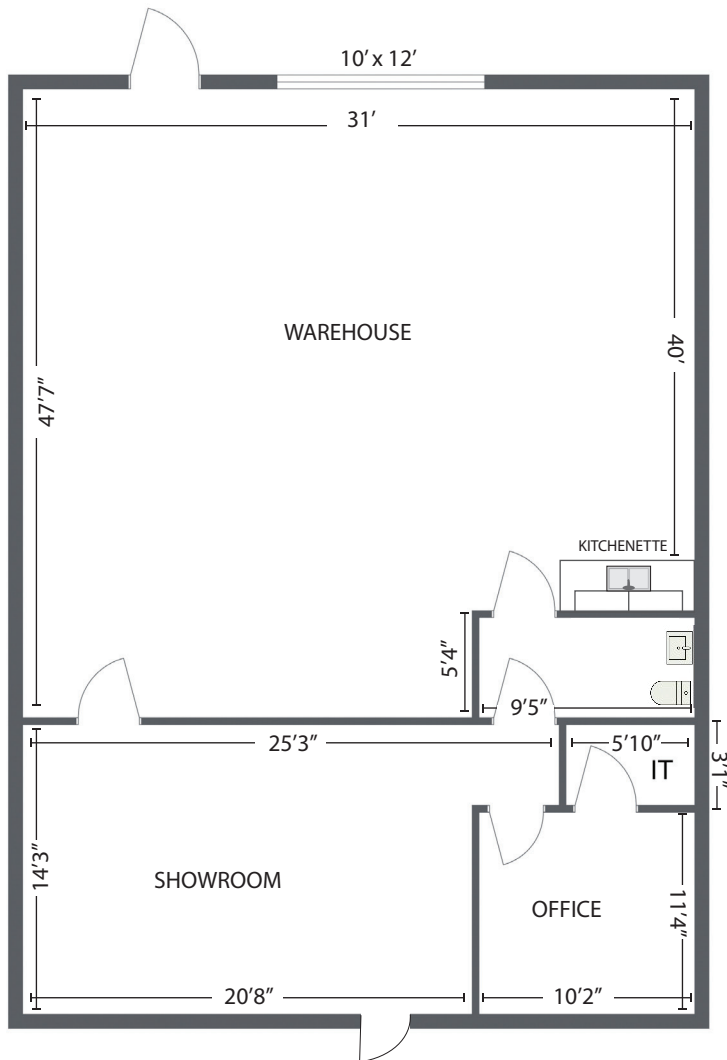
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**Brokerage Disclosure
to Tenant**

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