



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.

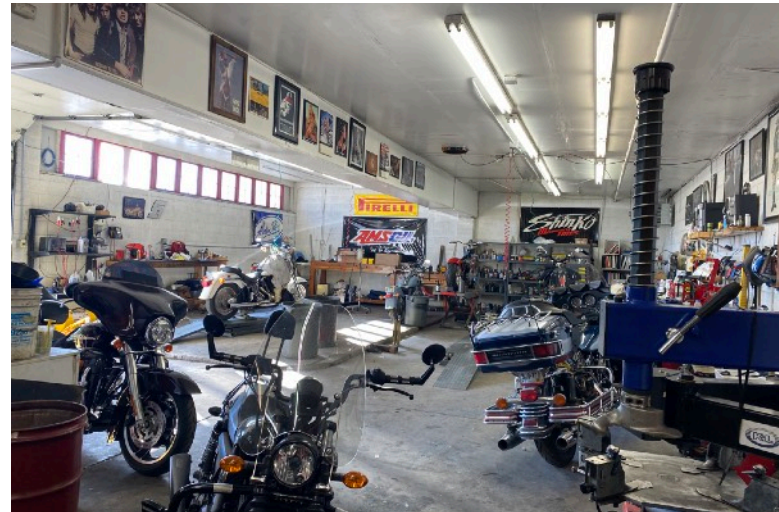
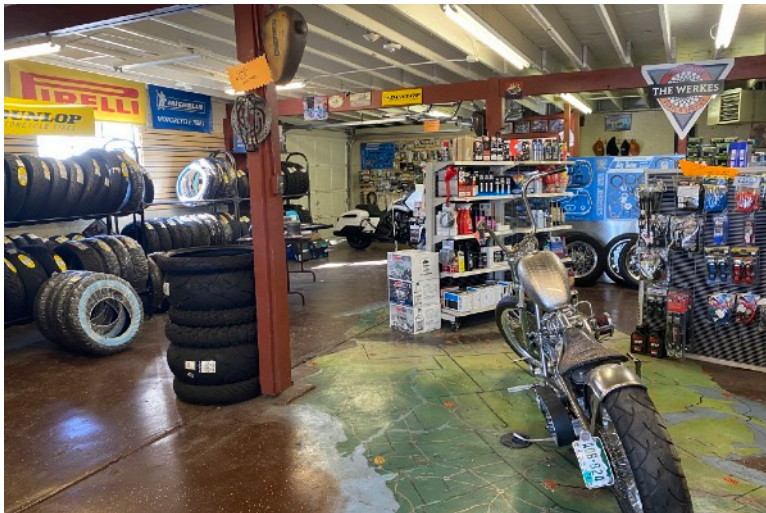


CONTACT:

Scott L Fischer

Senior Broker
O: 303.512.1158
C: 303.882.8622
sfischer@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



CONTACT: Scott L Fischer
Senior Broker
O: 303.512.1158
C: 303.882.8622
sfischer@uniqueprop.com

The information contained herein was obtained a sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



CONTACT: Scott L Fischer
Senior Broker
O: 303.512.1158
C: 303.882.8622
sfischer@uniqueprop.com

The information contained herein was obtained a sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.