

INDUSTRIAL WAREHOUSE SPACE FOR LEASE



7800 W Colfax Ave, Denver, CO 80214



AVAILABLE SF:	10,000 SF
LEASE RATE:	\$11.00 SF/yr (NNN)
YEAR BUILT:	1980
LEASE TERM:	3 - 5 Years

PROPERTY OVERVIEW

10,000 SF of Industrial Space Available in Lakewood, CO Warehouse space that can be used for storage, fulfillment, transportation, service of inventory, and other!

PROPERTY HIGHLIGHTS

- Available NOW
- Parking lot behind warehouse space
- Several large garage points of entry
- Property Manager on Site
- Great / Convenient Location off W Colfax Ave and Wadsworth Ave. 5 minute walk from Public Transportation
- Access to gas, water, heating, sewer

HIGHLANDS RANCH, CO
640 Plaza Dr.,
Suite 300
Highlands Ranch, CO 80129

BARRY B. BOUNDS, CCIM
Director
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The information contained herein was obtained from sources deemed reliable; however, KW Commercial Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, commissions, change of price and conditions, prior to sale or lease, or withdraw without notice. Each KW Commercial Brokerage Business is Independently Owned and Operated

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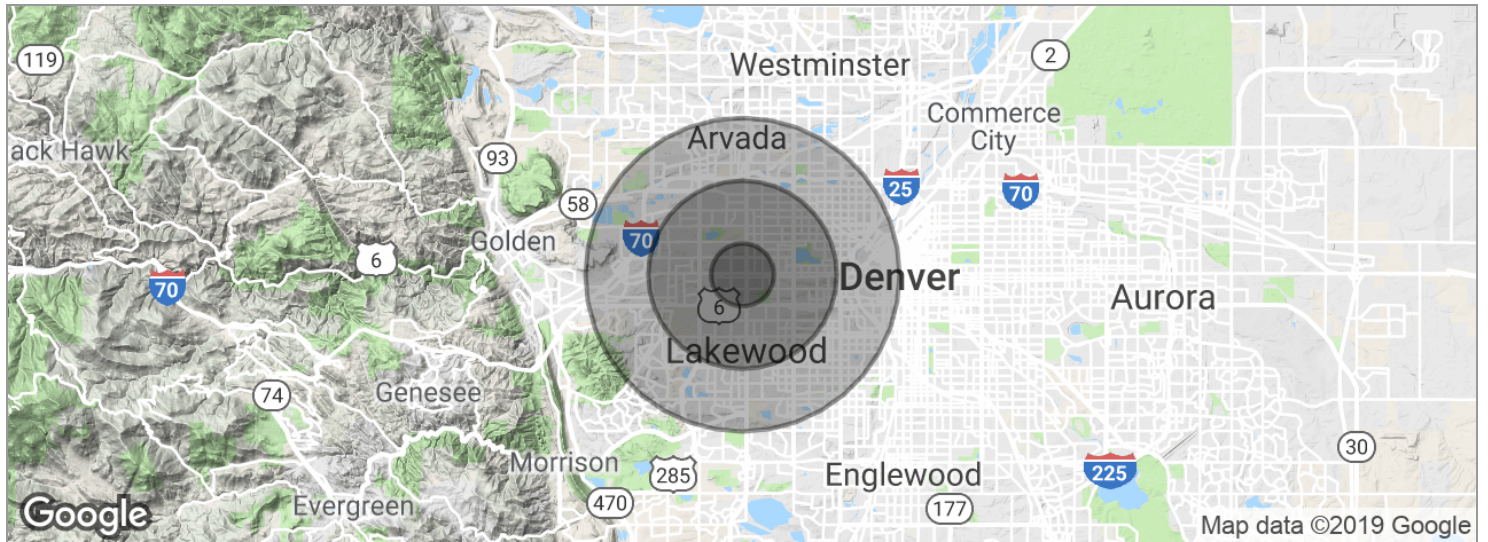
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,112	116,466	344,995
Median age	36.2	38.2	36.8
Median age (male)	36.7	36.4	35.6
Median age (Female)	36.1	39.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,628	50,523	144,753
# of persons per HH	2.3	2.3	2.4
Average HH income	\$48,837	\$55,811	\$59,048
Average house value	\$262,677	\$251,160	\$252,826

* Demographic data derived from 2010 US Census

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