

# 7790 S. WHEELING CT. UNIT B

ENGLEWOOD, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



**FOR LEASE**

## End Cap Industrial Space

**SPACE AVAILABLE: 10,400 SF**

### PROPERTY HIGHLIGHTS

- Newly paved parking lot
- Versatile loading
- ESFR Sprinkler
- End cap unit
- Glass lined office
- Only a 2 tenant building
- Local Ownership



**LEASE RATE**  
**\$12.50 NNN**

### Russell Gruber

*Industrial Specialist / Owner*

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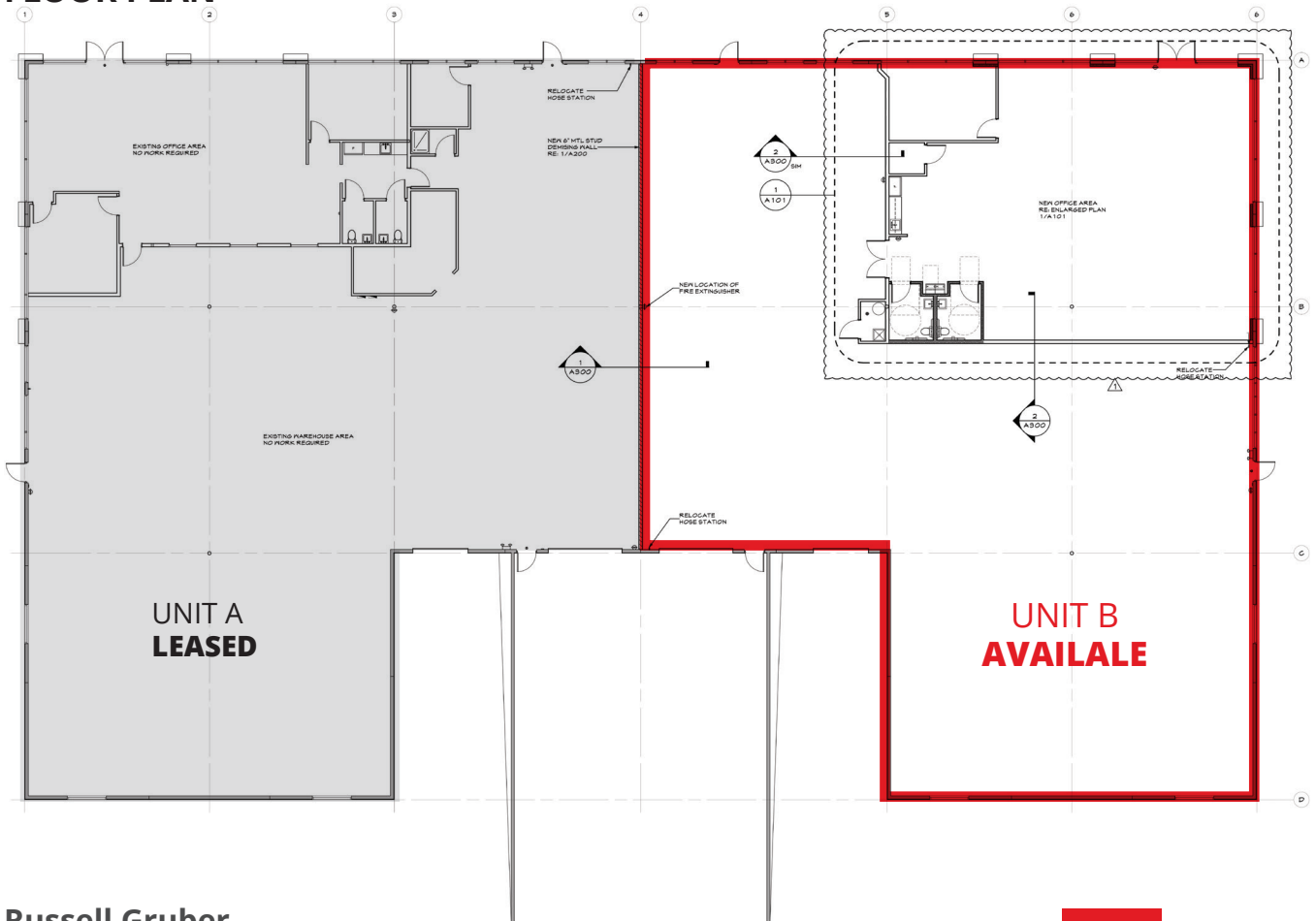
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## PROPERTY DETAILS

- **Available space:** 10,400/sf (building is 20,800/sf)
- **Office Size:** 2,761/sf (very open)
- **Total Site Size:** 1.84 acres
- **Lease Rate:** \$12.50/sf
- **2021 Taxes:** \$4.79/sf
- **A/C:** Office Only
- **Heat:** Gas forced
- **Estimated NNN:** \$5.77/sf
- **Loading:** 1 dock high door & 1 oversized drive in door
- **Clear Height:** 18'ft
- **Power:** 3-phase, heavy power
- **Sprinkler:** Yes-ESFR
- **Column Spacing:** Only one column in warehouse

## FLOOR PLAN



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