



PANORAMA COMMERCIAL GROUP

# FOR LEASE | INDUSTRIAL WAREHOUSE

## 16959 COUNTY ROAD 44 LA SALLE, CO 80645



### DETAILS:

- Easy access to U.S. route 85
- 3 entry and exit points for easy access
- Allows several tenant types
- Located in Weld County
- 2 existing tenants

LEASE TYPE: Gross

PARKING: Ample

### TWO AVAILABLE UNITS:

#### Unit D: - 6,800 SF

- \$8.50/SF
- Three drive in doors\*
- \*clear height 12'
- One break room/office space with sink
- One restroom
- Additional storage unit included
- Outdoor storage space

#### Unit E: - 12,000sq/ft (approx.)

- \$8.00/SF
- Entire building available
- Six drive in doors\*
- \*clear height 16'6"
- One break room/office space
- One restroom
- Large outdoor space with ample parking

## CLAIRE HERTEL COMMERCIAL AGENT

CLAIRE@PANORAMACOMMERCIALGROUP.COM  
CELL: 303.506.2918 | OFFICE: 303.906.996.0690

Investment Sales | Leasing | Property Management

5500 E. Yale #200 Denver, CO 80222 | 303-990-0690 | [PanoramaCommercialGroup.com](http://PanoramaCommercialGroup.com)

# FOR LEASE

16959 COUNTY ROAD 44  
LA SALLE, CO 80645



Building Type: Class B Industrial Warehouse

Status: 1986-1997

Size: 61,371

Stories: 1 Story

Max Contiguous: 12,000 SF

Parking: Ample

Landlord Rep: Panorama Commercial Group

Total Spaces: Two

Unit	SF Available	Rent	Power	Annual Rent Increase
D	6,800	\$8.50/SF	3-Phase	\$0.50/SF
E	12,000	\$8/SF	3-Phase	\$0.50/SF

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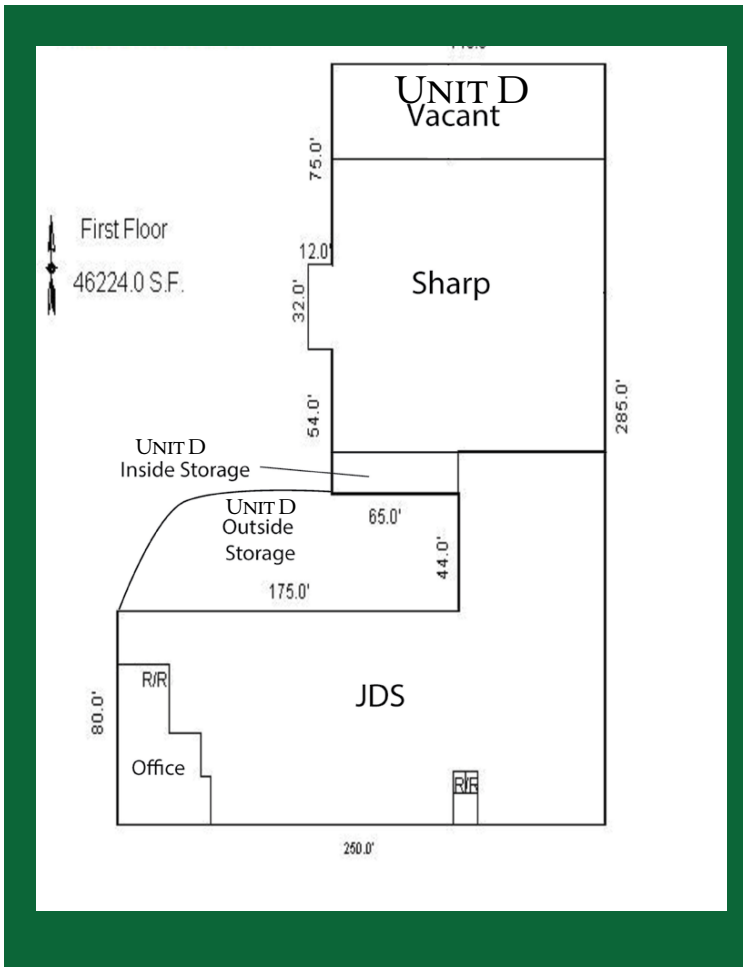


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# FOR LEASE

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## UNIT D



## UNIT E



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