



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
- Two restrooms
- 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

FOR LEASE

16959 COUNTY ROAD 44
LA SALLE, CO 80645



BuildingType: 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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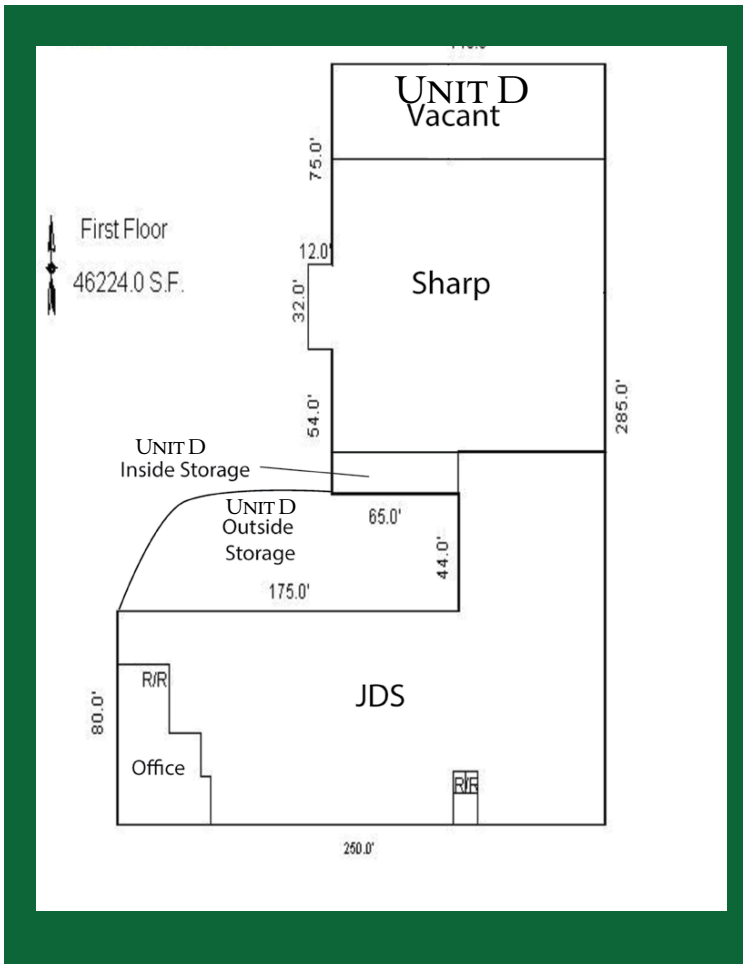
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UNIT D



UNIT E



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