



PANORAMA COMMERCIAL GROUP

FOR LEASE | INDUSTRIAL BUILDING

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



LEASE TYPE: Gross

PARKING: Ample

TWO AVAILABLE UNIT:

Unit A:

- 26,000 sqft
- \$8.00/SF
- Office space & restrooms
- 9 dock high doors
- Two drive in doors

Unit B/C:

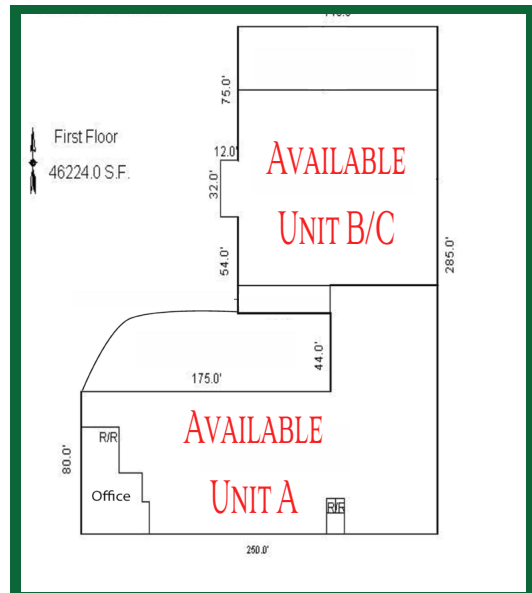
- 14,000 sqft
- \$9.00/SF
- Two restrooms
- 5 drive in doors*
- *16ft clear height

CLAIRE HERTEL
COMMERCIAL AGENT

CLAIRE@PANORAMACOMMERCIALGROUP.COM
CELL: 303.506.2918 | OFFICE: 303.996.0690

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16959 COUNTY ROAD 44
LA SALLE, CO 80645



BuildingType: Class B Industrial Warehouse

Year of Construction: 1986-1994

Size: 46,244 SF

Stories: 1 Story

Max Contiguous: 26,000 SF

Parking: Ample

Landlord Rep: Panorama Commercial Group

Total Spaces: Two

Unit:	SF Available	Rent	Power	Annual Rent Increase
B & C	14,000	\$9.00/SF	3-Phase	\$0.50/SF
A	26,000	\$8.00/SF	3-Phase	\$0.50/SF

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