



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

THREE AVAILABLE UNITS:

Unit A:

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

Unit B*:

- 7,000 SF
- \$9.00 SF
- 1 Restroom
- 3 Drive in doors

Unit C*:

- 7,000 SF
- \$9.00 SF
- 1 Restroom
- 2 Drive in doors

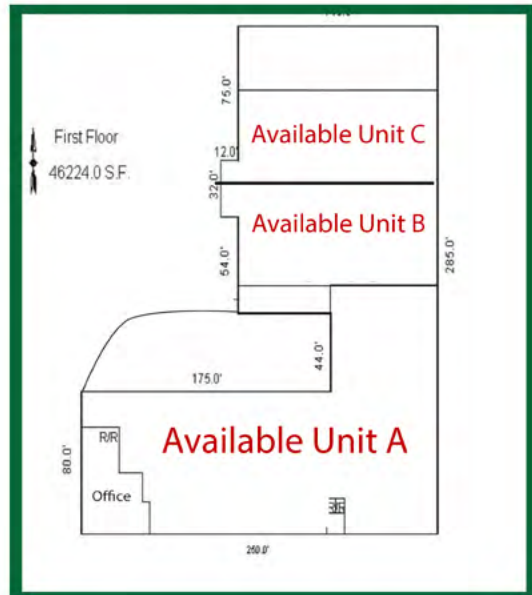
*Can combine Units B&C for 14,000 SF

CLAIRE HERTEL COMMERCIAL AGENT

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CELL: 303.506.2918 | OFFICE: 303.996.0690

FOR LEASE

16959 COUNTY ROAD 44
LA SALLE, CO 80645



Building Type: 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: Three

\$8.00/ SF

| Unit: | SF Available | Rent | Power | Annual Rent Increase |
|-------|--------------|------------|---------|----------------------|
| A | 26,000 SF | \$8.00/ SF | 3-Phase | \$0.50/SF |
| B | 7,000 SF | \$9.00/ SF | 3-Phase | \$0.50/SF |
| C | 7,000 SF | \$9.00/ SF | 3-Phase | \$0.50/SF |

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