



DEAN CALLAN

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**DEAN CALLAN & COMPANY, INC.**

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## OFFICE/WAREHOUSE SPACE FOR LEASE

**WARD/70 BUSINESS CENTER**

**5151-5191 WARD ROAD**

**WHEAT RIDGE, COLORADO 80033**

Move-in ready office/warehouse space available for lease at 5161 Ward Rd, Wheat Ridge, CO. This 3,125 SF suite offers a 14' clear height in the warehouse and features a convenient drive-in loading door, perfect for businesses needing efficient storage and accessibility. Ideally located just north of I-70, it provides easy access with only a 3-minute drive to the interstate. Situated on the signalized corner of 52nd and Ward Rd, this property offers visibility and convenience. Enjoy professional upgrades throughout the building, ample free parking, and a strategic location ideal for a variety of industrial or office users.

**Call us for more information and to set up a tour.**

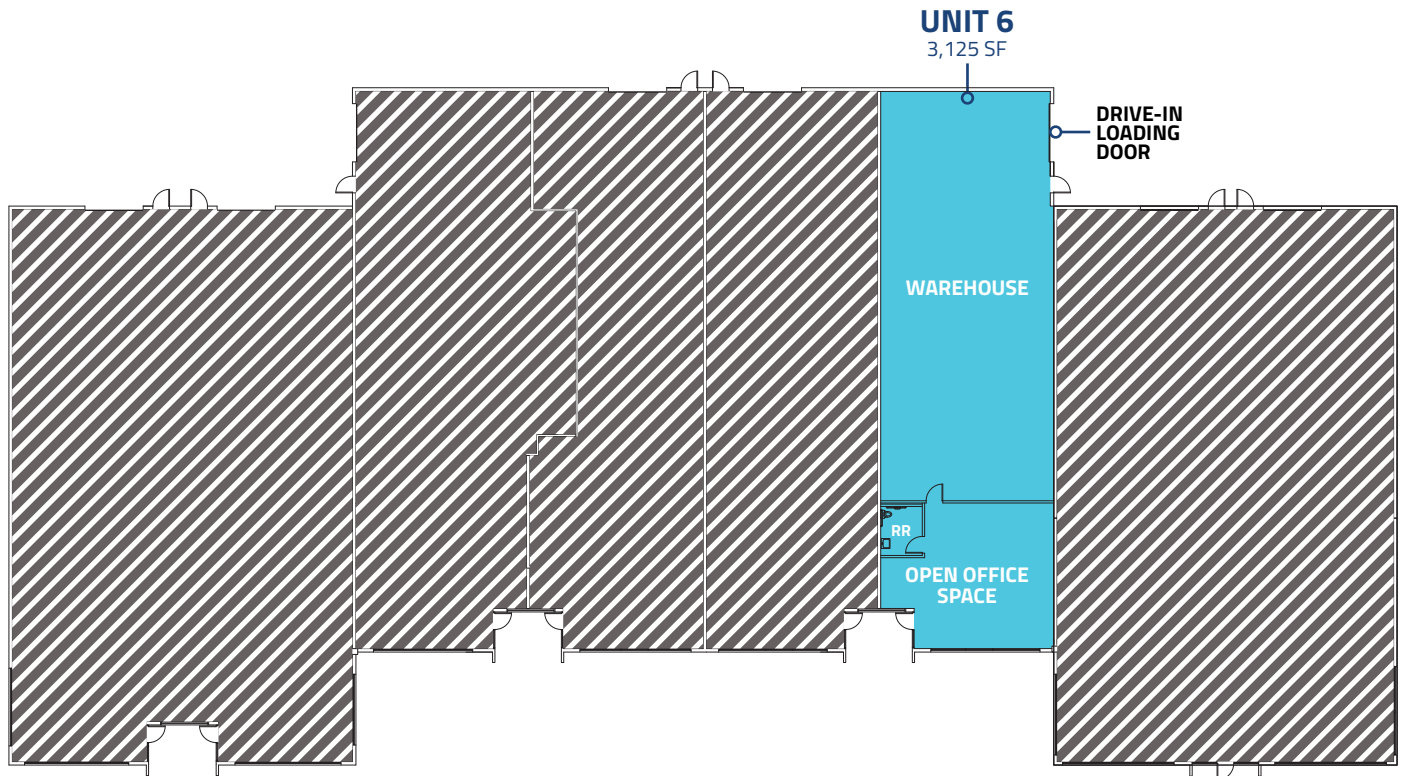
## TERMS

Building 5161- Unit 6 Size:	3,125 SF
Lease Rate:	\$10.50 / SF / NNN
Expenses:	\$4.67 / SF (Est. 2024)

## PROPERTY FEATURES

- Office/Flex/Warehouse space for lease
- Move-in ready unit
- 14' clear height in warehouses
- Drive-in loading
- Good access to I-70
- Numerous amenities in the area
- Strong ownership with local, professional management
- Plentiful free parking

**BUILDING 5161 - FLOOR PLAN**



■ available    ▨ leased

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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