



1901 LEROY DR

Northglenn, CO 80233

Excellent visibility
along Leroy Dr

Strong mixed-use
tenancy within center

Convenient access
to 104th Ave. & I-25

INDUSTRIAL/FLEX SPACE | 3,265-9,000 SF FOR LEASE

ASKING RATE:

**UNIT C: \$3.00 SF/NNN -
LEASE SPECIAL RATE**

UNIT A: \$9.00 SF/NNN

PROPERTY HIGHLIGHTS



BUILDING SIZE
30,000



DOORS
DRIVE-IN



ZONING
INDUSTRIAL



TRAFFIC COUNTS

EAST 104TH AVE @
BRANDON WAY (EAST-BOUND)
40,127 VPD (2022, MPSI)

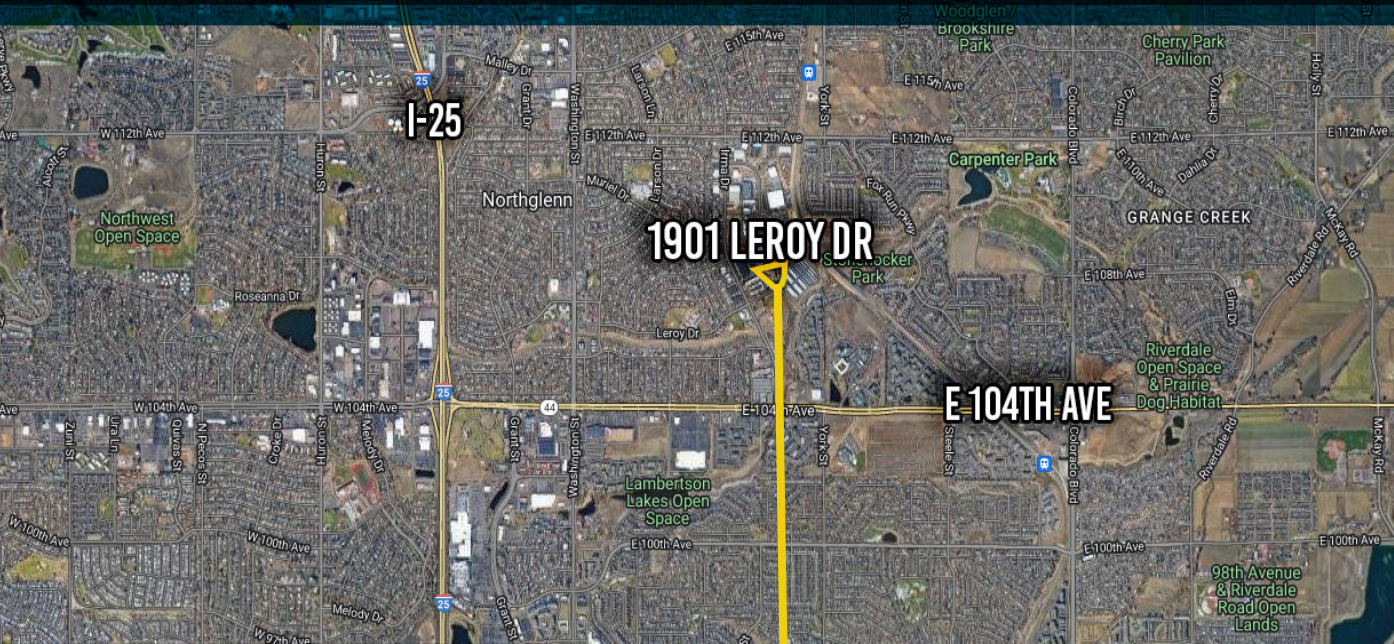


MATRIX
GROUP, INC.

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LAUREN QUIRAM
DIRECTOR OF LEASING
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1901 LEROY DR



INTERIOR UNIT A

AVAILABLE UNITS

A

Vacant
9,000 SF

Two restrooms, reception, kitchenette, large warehouse w/ drive-in door, and three+ offices

C

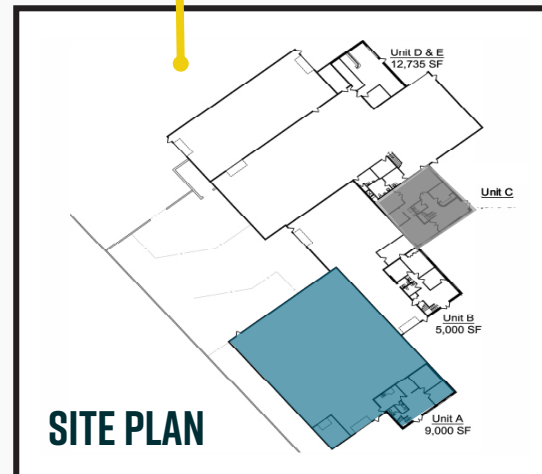
Vacant
3,265 SF

Multi-level, private office space, two bathrooms.

ASKING RATE:

UNIT C: \$3.00 SF/NNN
- LEASE SPECIAL RATE

UNIT A: \$9.00 SF/NNN



SITE PLAN



EXTERIOR UNIT A

UNIT C LEASE SPECIAL
\$3/SF/NNN FOR FIRST
YEAR OF TERM
***CONDITIONS APPLY**

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