



# 1901 LEROY DR

Northglenn, CO 80233

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

**Excellent visibility**  
along Leroy Dr

**Strong mixed-use**  
tenancy within center

**Convenient access**  
to 104th Ave. & I-25

## ASKING RATE:

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

**UNIT A: ~~\$9.00 SF/NNN~~  
\$8.00 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)**

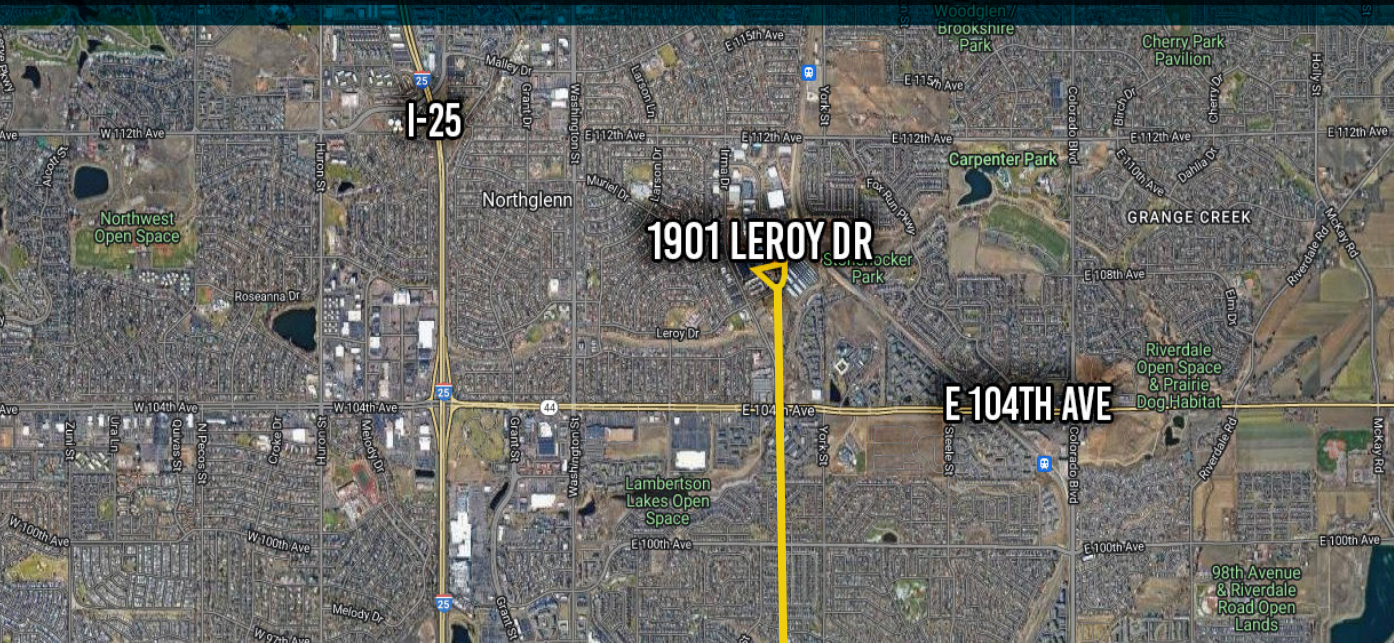


**MATRIX  
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**LAUREN QUIRAM**  
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**303-300-5271**

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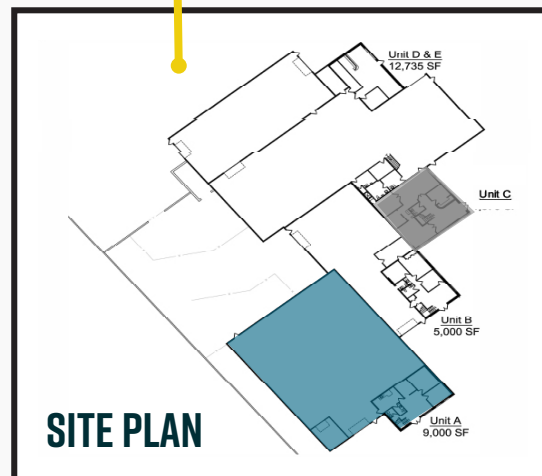


**INTERIOR UNIT A**

## 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~~ \$8.00 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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