



# 1901 LEROY DR

Northglenn, CO 80233

## INDUSTRIAL/FLEX SPACE | 100% LEASED

**Excellent visibility**  
along Leroy Dr

**Strong mixed-use**  
tenancy within center

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

CALL AGENT  
FOR RATE

### 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)



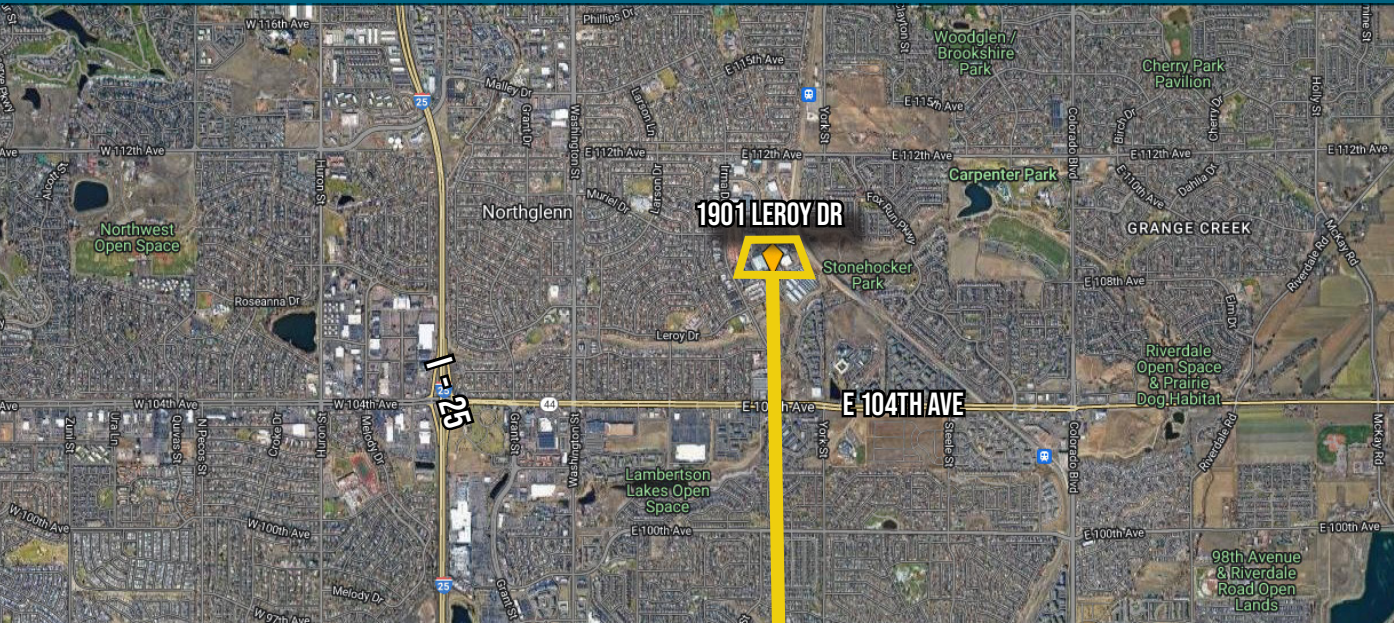
1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.



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## AVAILABLE UNIT

Avail 7/1/23

5,000 SF

Two restrooms, reception, kitchenette, warehouse w/ drive-in door, and four offices

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SITE PLAN

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