

# INDUSTRIAL PROPERTY FOR LEASE

Cedar Business Park | 12860 W Cedar Dr. | Lakewood, CO 80228



## LEASE RATE

\$11.50 - \$13.50/SF NNN



## EST NNN

\$6.70/SF



## SPACE AVAIL.

2,500 - 5,000 SF



## ZONING

IN

## SUMMARY

Cedar Business Park offers prime flex warehouse spaces distinguished by exceptional accessibility and strategic location near 6th Ave, C470, I-25, and I-70. Boasting favorable warehouse/office ratios, our configurable 2,500 SF - 15,000 SF spaces accommodate diverse needs. Enhanced by heavy 3P power, ample parking, and active management, Cedar Business Park provides a seamless, adaptable, and professionally managed environment, positioning businesses for success in a dynamic and efficient workspace.

Seize the opportunity to benefit from our flexible leasing options, empowering your business with optimal connectivity, customizable spaces, robust power infrastructure, and the assurance of active professional management. Secure your space in Cedar Business Park today to elevate your operational efficiency and thrive in a supportive and strategically located business hub.

## HIGHLIGHTS

- Great access to 6th Ave, C470, I-25, and I-70
- Favorable warehouse/office ratios
- Configurable from 2,500 - 15,000 SF spaces
- Heavy 3P power to all units
- Ample parking
- Professionally and actively managed

## NORTHPEAK TEAM

### DREW WILLIAMS

Advisor

303-917-5232

[Drew@NorthPeakCRE.com](mailto:Drew@NorthPeakCRE.com)



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			100A	100B	200A	200B			
103-104	102	101	DOCK HIGH	DOCK HIGH	DOCK HIGH	DOCK HIGH	201	202	203-204
105 DOCK HIGH							DRIVE IN 205		
106 DOCK HIGH							DRIVE IN 206		
107 DOCK HIGH							DRIVE IN 207		
108 DOCK HIGH							DRIVE IN 208		
109 DOCK HIGH							DRIVE IN 209		
110 DOCK HIGH							DRIVE IN 210		
111 DOCK HIGH							DRIVE IN 211		
112 DOCK HIGH							DRIVE IN 212		
			NOT DRAWN TO SCALE						

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TYPE	SPACE AVAILABLE	AVAILABILITY	RATE
DOCK HIGH	2,500 - 5,000 SF	NOW	\$11.50/SF
DRIVE IN	2,500 SF	NOW	\$12.50/SF

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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	16,746	81,485	W Alameda Pkwy.	W Nevada Dr. S	30,479	0.49 mi
Households	8,200	35,587	S Van Gordon St.	W Bayaud Ave. N	11,510	0.25 mi
Median Age	38.5	41.2	W Cedar Dr.	Urban St. NW	10,173	0.43 mi
Median HH Income	\$72,238	\$85,613	W Alameda Dr.	W Virginia Ave. N	8,489	0.41 mi

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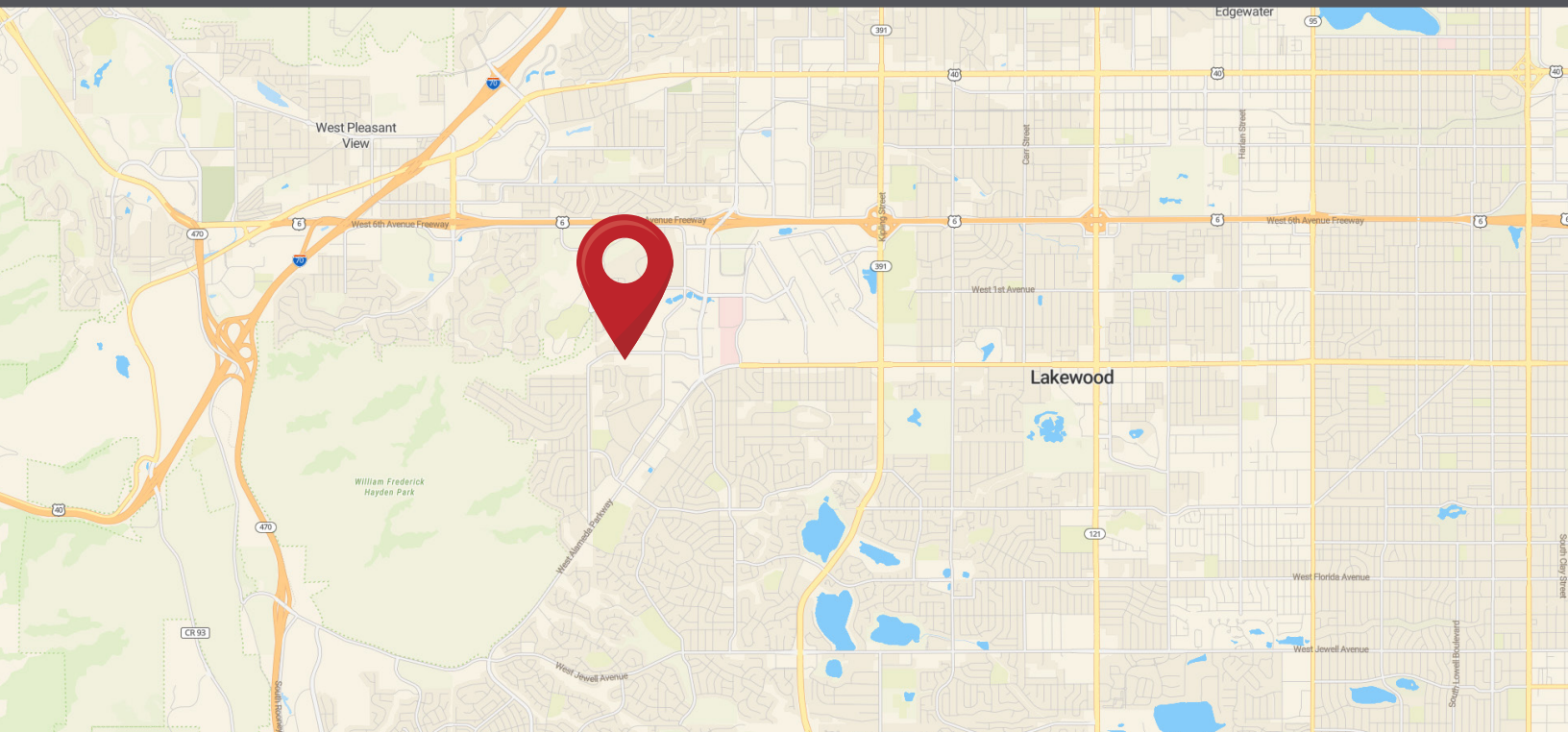
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