

INDUSTRIAL PROPERTY FOR LEASE

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



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.

SUITE	SF	BASE RENT	NNN/CAM	MONTHLY PROJECTED
102/103	3,475	\$8.95	\$6.73	\$4,540
203	1,500	\$8.95	\$6.73	\$1,960
108	2,500	\$11.95	\$6.73	\$3,892
200A	1,500	\$12.00	\$6.73	\$2,341

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

303-917-5232

Drew@NorthPeakCRE.com

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AVAILABLE UNITS

			100A	100B	200A	200B			
103-104	102	101	DOCK HIGH	DOCK HIGH	DOCK HIGH	DOCK HIGH	201	202	203-204
105 DOCK HIGH		NOT DRAWN TO SCALE				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			

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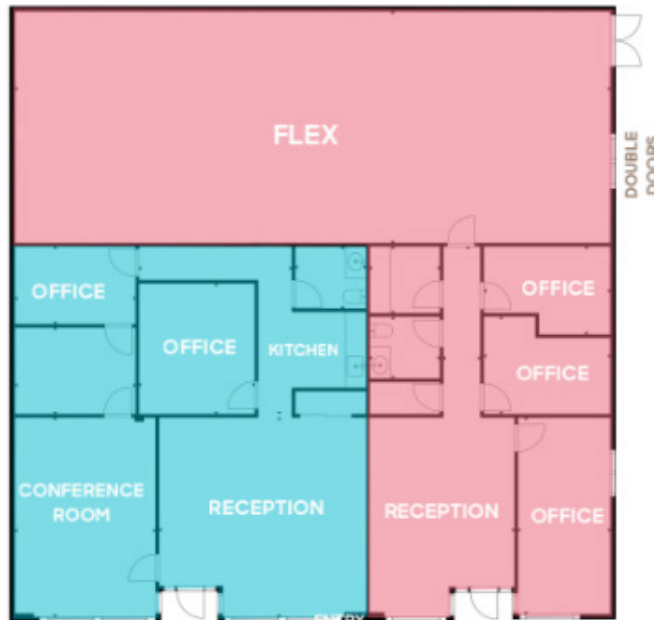
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SUITE 102/103 | 3,475 SF



UNIT 102/103 | POTENTIAL DIMISING PLAN



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SUITE 203 | 1,500 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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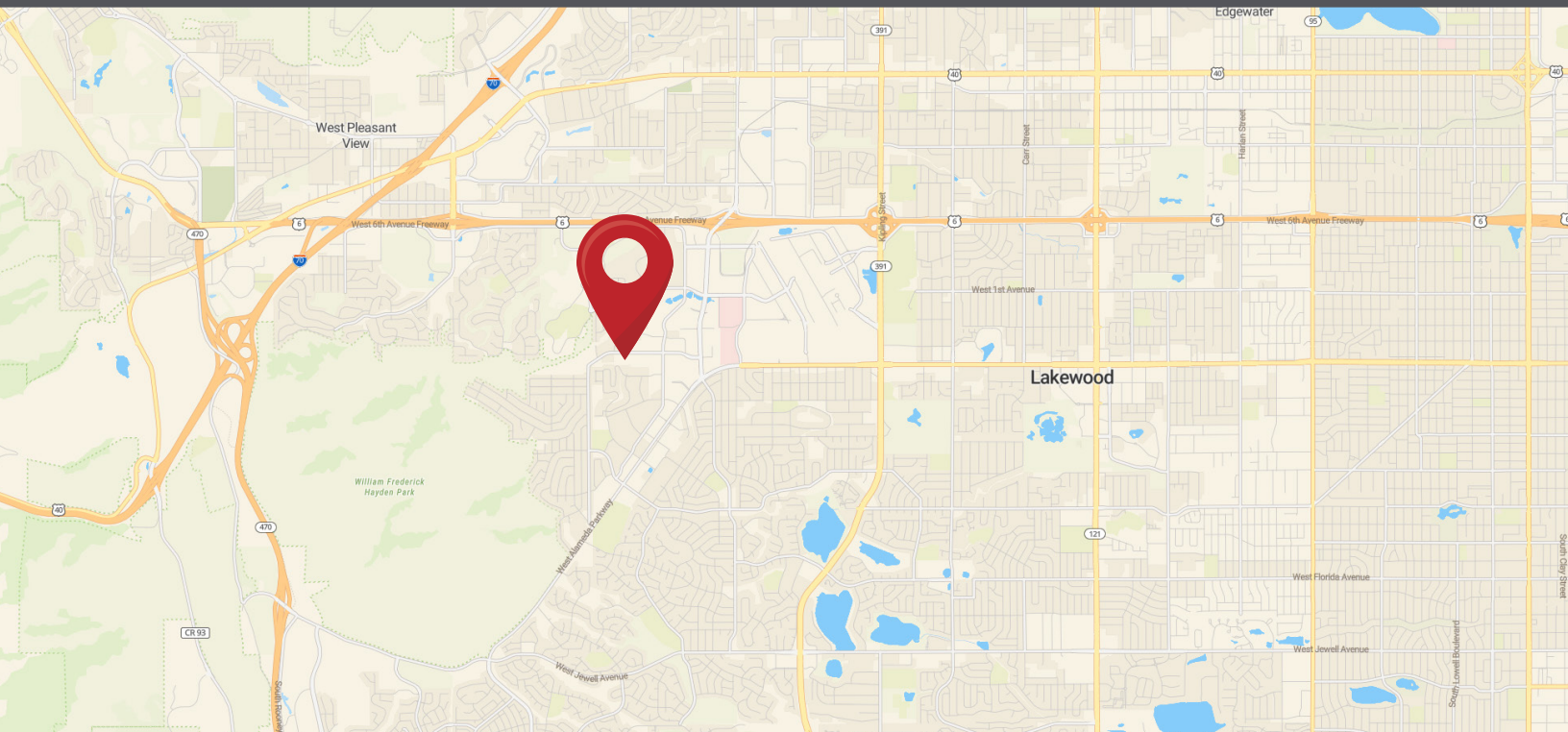
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