

NEAR I-25 & 119 INTERCHANGE**INDUSTRIAL/FLEX SPACE FOR SUBLEASE****SUBLEASE RATE: \$16.75/SF NNN | NNN: \$6.72/SF**

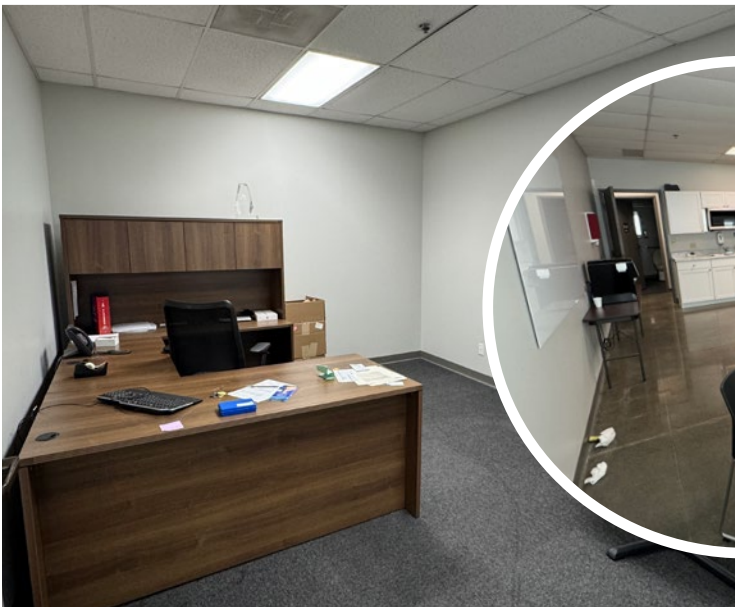
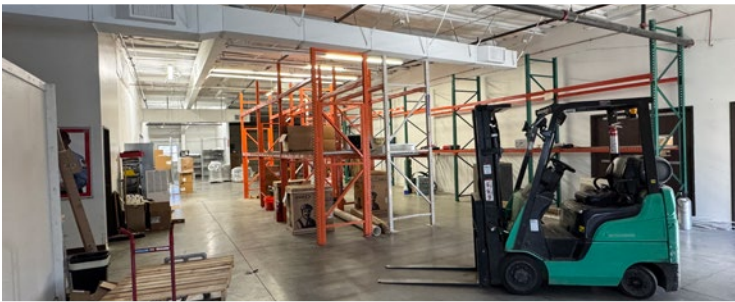
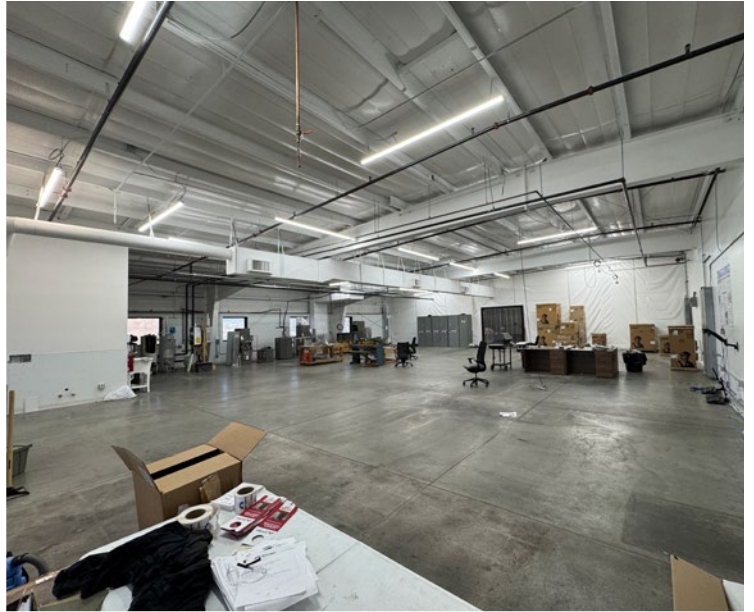
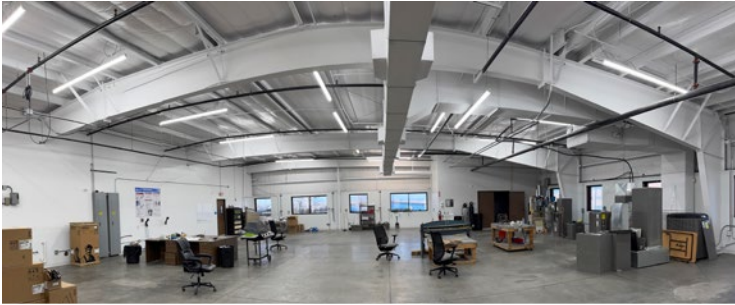
1650 Skyway, Unit A offers a blend of functionality & convenience. This versatile industrial/flex property offers a fully conditioned warehouse, open lab area and office areas with private restrooms, making it ideal for a variety of business needs. A combination of dock high and grade level loading make the warehouse widely accessible. Strategically located near Interstate 25, Highway 287, and local amenities, ensures easy access, convenience and flexibility.

Sublease expires December 31, 2030.

Available Size	10,000 SF
Loading	Dock-High with Leveler & Pallet Scale
Power	400v / 1,200 amp (dedicated transformer)
Highlights	Acrylic-Sealed Floors Full HVAC Air Line Sprinklered
Zoning	Industrial/Commercial PUD, Weld County
Location	Convenient access to I-25, Hwy 287 & Hwy 119

FLOOR PLAN







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