

FOR LEASE OR SALE

4975 MILLER STREET

WHEAT RIDGE, CO 80033



IMMEDIATE ACCESS  
TO I-70

MILLER STREET

W. 50TH AVENUE





## PROPERTY DETAILS

<b>Building Size</b>	30,308 SF
<b>Available SF</b>	±12,000 - 30,308 SF
<b>Office Space</b>	±6,000 SF
<b>Year Built</b>	1977
<b>Clear Height</b>	13' - 16'
<b>Loading</b>	Three (3) Dock High Doors Three (3) Grade Level
<b>Power</b>	3-Phase
<b>Yard</b>	Asphalt & Concrete
<b>Zoning</b>	<a href="#">PID - Wheat Ridge</a>
<b>Mill Levy</b>	92.711z
<b>Pricing</b>	Contact Broker

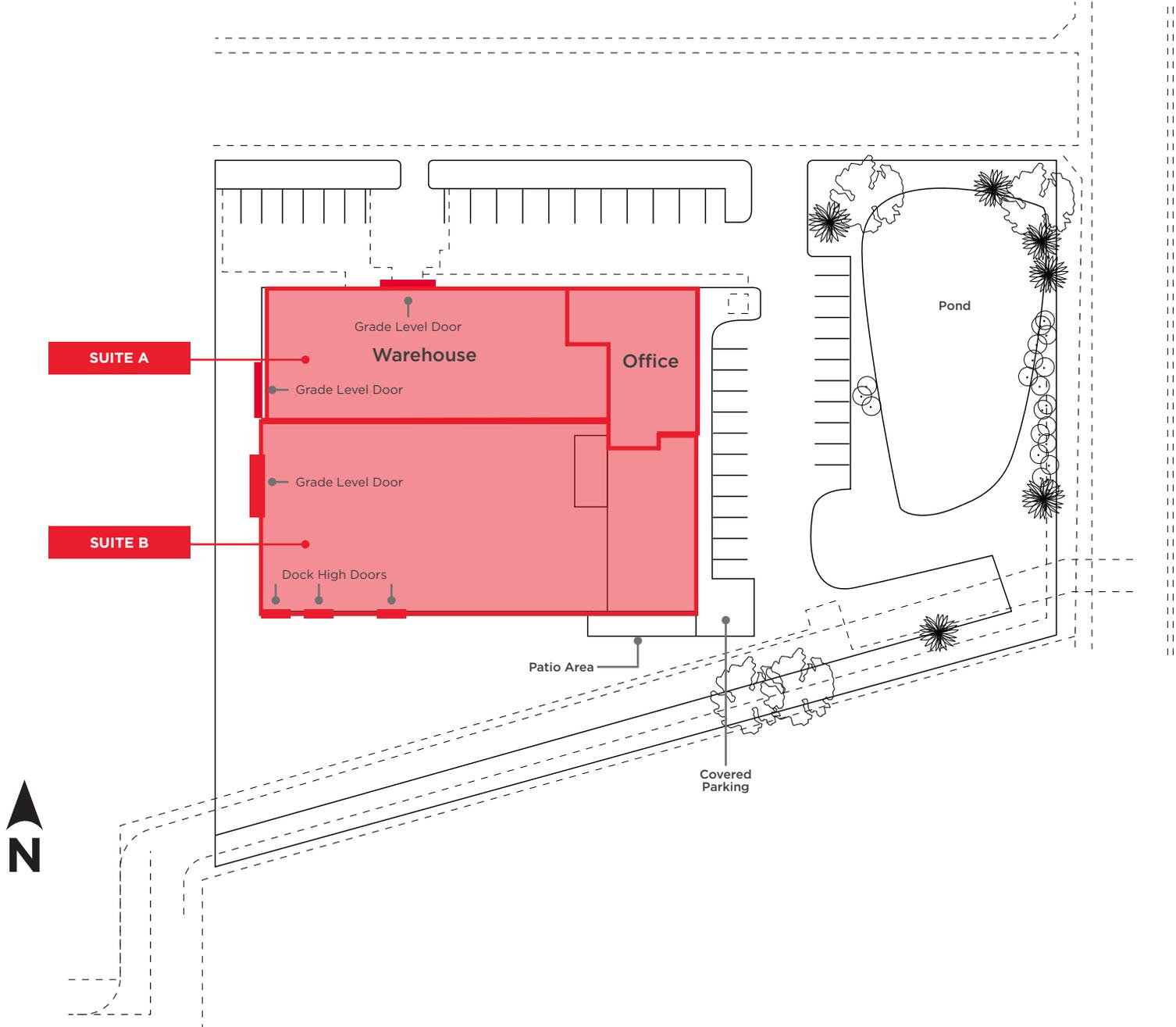
## Property Summary

- Nicely finished office space with three (3) grade level loading doors and three (3) dock high doors
- New LED lights, roof, HVAC, and parking lot

## Location & Access

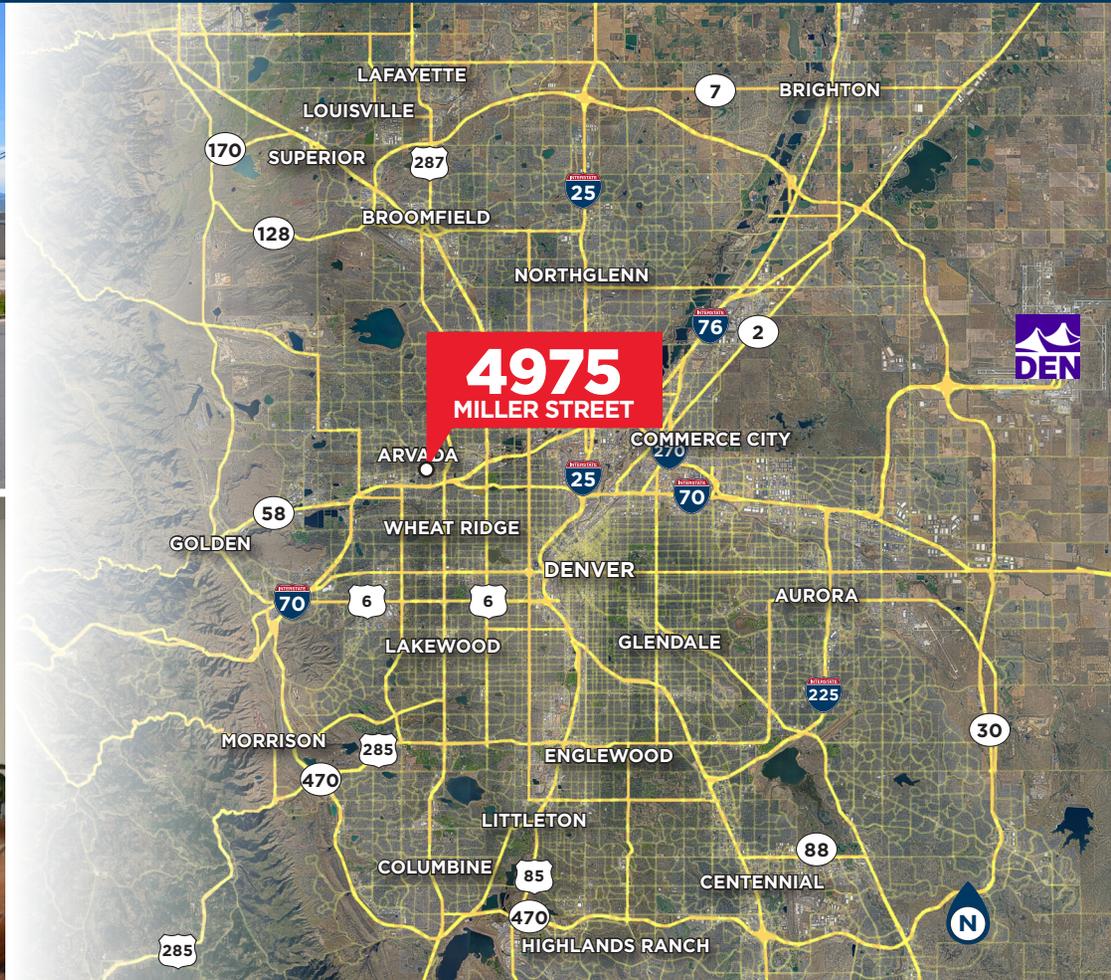
- Located in the high-demand West submarket
- Tremendous access to I-70
- Immediate proximity to nearby retail amenities

# 4975 MILLER STREET | SITE PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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