



250

PERRY LANE

DACONO, CO 80514

// 1-ACRE FULLY FENCED YARD AREA

INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$19.00 / SF NNN | Taxes & Insurance (est.) \$6.62/SF



CUSHMAN &
WAKEFIELD



// PROPERTY FEATURES

Located in the heart of downtown Dacono and just minutes from I-25, 250 Perry Ln offers 9,831 square feet of versatile industrial space with a professional office front and reception area. This ADA-compliant property features an elevator for full accessibility, making it ideal for a variety of businesses seeking convenience, functionality, and visibility. With ample warehouse space and easy access to major transportation routes, it's a prime opportunity for industrial operations, distribution, or manufacturing.

PROPERTY DETAILS

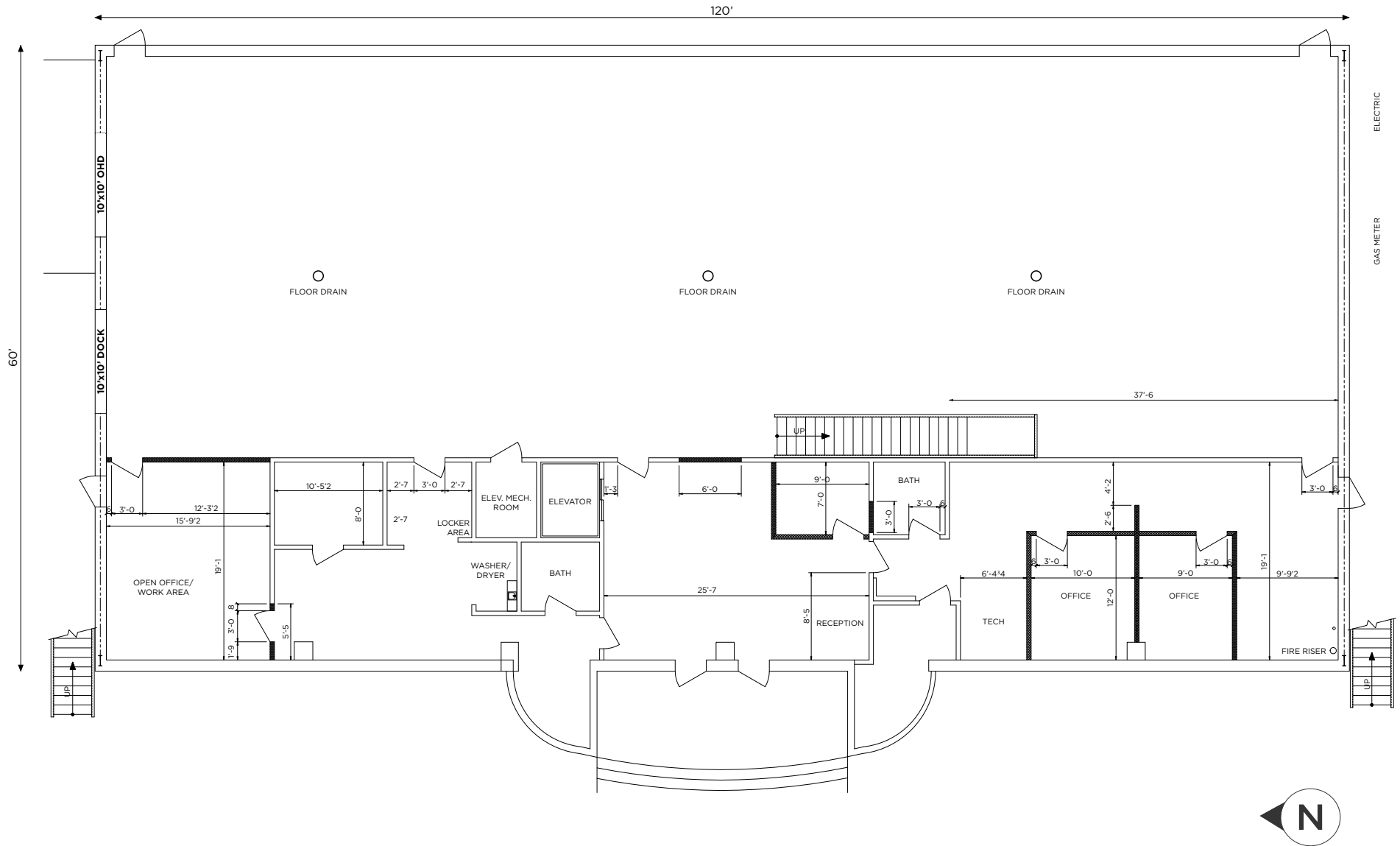
Available Size	9,831 SF
Available	July, 2025
Clear Height	20'
Loading	(1) 10'x10' OHD (1) 10'x10' Dock
Power	600 amps, 3-phase

OTHER FEATURES

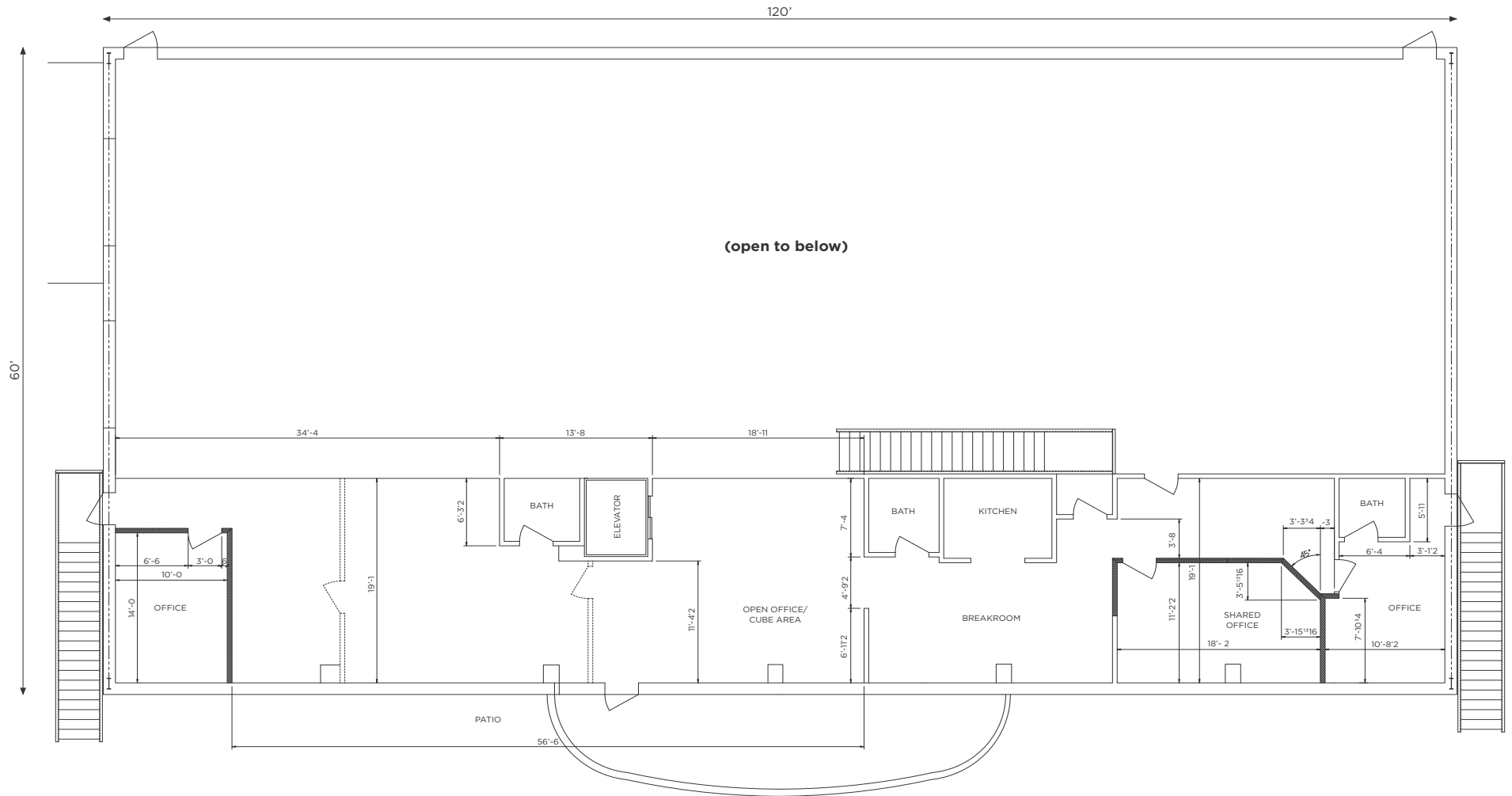
- 1-acre fully fenced/gated yard area
- Fire suppression
- Floors drains in warehouse
- Mix of private/open office space
- Conference room
- Kitchen/Breakroom, locker room
- First and second floor restrooms
- ADA compliant, elevator for 2nd floor office
- Easy access to I-25/Hwy. 85

// **250 PERRY LANE**
Dacono, CO 80514

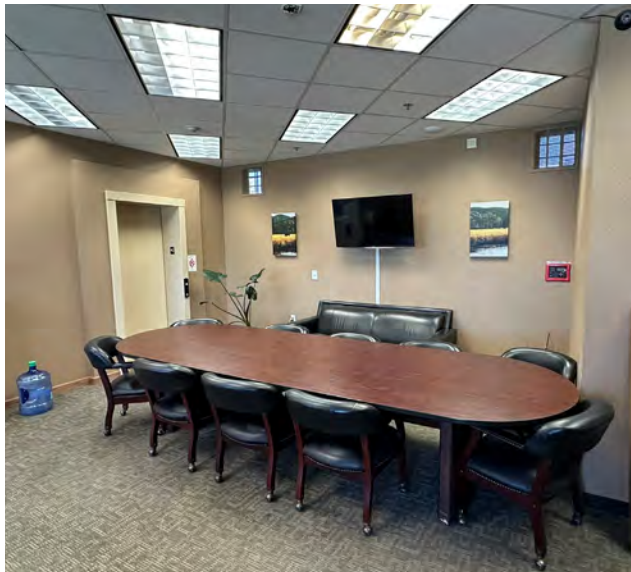
// FIRST STORY FLOORPLAN



// SECOND STORY FLOORPLAN



// GALLERY





CONTACTS:

TYLER MURRAY

Senior Director

+1 970 267 7404

tyler.murray@cushwake.com

TY MASHEK

Senior Associate

+1 303 525 3125

ty.mashek@cushwake.com

772 Whalers Way, Suite 200

Fort Collins, Colorado 80525

+1 970 776 3900

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

