



## PROPERTY FEATURES

Welcome to 729 8th Street, a premier property offering versatile industrial and office space. Nestled in a prime location, this facility combines functionality with convenience, ideal for businesses seeking a strategic base of operations. The property features a warehouse and four office suites available, providing ample room for a variety of industrial processes and office configurations. This makes it a perfect choice for companies looking to optimize their workspace. With its strategic location, 729 8th Street Southeast ensures excellent connectivity and accessibility, positioning your business at the heart of a dynamic and thriving area.

PROPERTY DETAILS		Office Suite 1:	1,911 SF
Available Size:	1,039 - 24,953 SF	Office Suite 2:	1,563 SF
Warehouse Building 1:	5,361 - 10,722 SF	Office Suite 3:	1,039 SF
Warehouse Building 3:	5,380 SF	Office Suite 4:	1,915 SF
Yard Space:	0.25 - 0.5 AC	Office Basement Suite:	2,423 SF

### // PROPERTY AERIAL



### **// WAREHOUSE BUILDING 1**

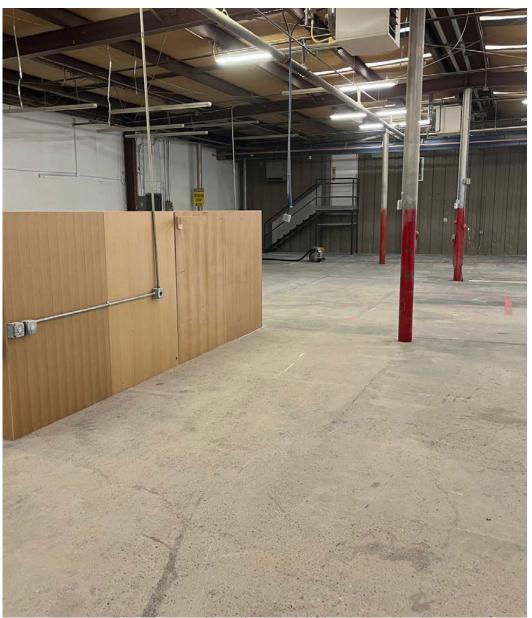
**LEASE RATE:** \$8.00/SF NNN | NNN: \$5.35/SF OHD OHD \*ALL UTILITIES INCLUDED IN NNN EXPENSES 16'W x 16'H 16'W x 12'H 84.5 TOOL CRIB 70.1 OHD OHD 12'W x 12'H 12'W x 12'H Þ OFFICE 24.8' LOADING DOCK 20.5 x 14.7 RAISED PLATFORM SMALL STORAGE 92 x 16 b OFFIC OFFICE 20.5 x 15.4 EXISTING FITTERS **FAB SHOP** 5,361 SF 5,631 SF 95.5 x 40 b PAINT SHOP \$TORAGE 17.5 x 9.2 Left Storage Area 45 x 13.8 13.8 x 10 Over Office **BUILDING DETAILS** AVAILABLE SF: 5,361 - 10,722 SF 119' TWO (2) 12'W X 12'H OHD SHEET METAL SHOP TWO (2) LOADING DOCKS OHD 480 V 3PHASE POWER 12'W x 12'H 78.3' DRY FIRE SPRINKLER SYSTEM AIR COMPRESSOR

OHD 12'W x 12'H

## **// BUILDING 1 PHOTOS**







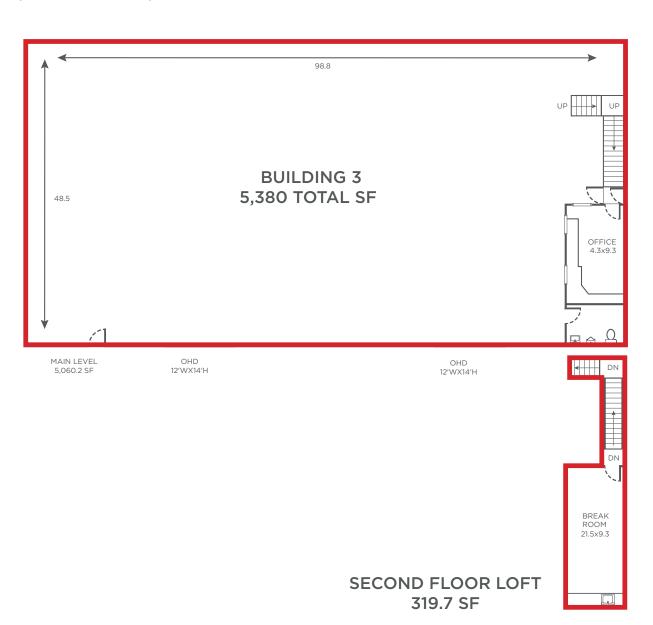
### **// WAREHOUSE BUILDING 3**

### **LEASE RATE:** \$11.00/SF NNN | NNN: \$5.35/SF

\*ALL UTILITIES INCLUDED IN NNN EXPENSES

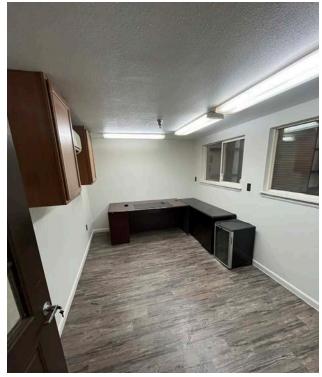
### **BUILDING DETAILS**

- 5,380 SF WAREHOUSE
- 0.25 0.5 AC YARD SPACE
- TWO (2) 12'W X 14'H OHDs
- OH 1 TON CRANE
- SWAMP COOLER & GAS HEATERS
- BREAKROOM IN LOFT
- 480 V 3PHASE POWER
- AIR HANDLING / EXHAUST SYSTEM
- ONE (1) RESTROOM
- DRY FIRE SPRINKLER SYSTEM
- YEAR BUILT 1980 | REMODELED 2011

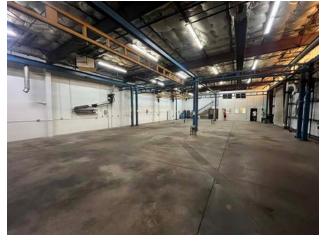


## **# BUILDING 3 PHOTOS**







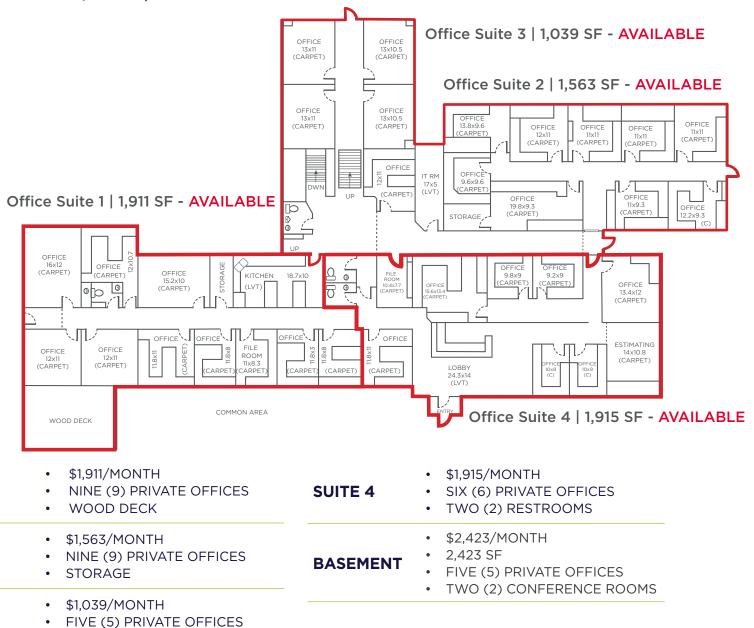




### **// OFFICE BUILDING**

**LEASE RATE:** \$12.00/SF GROSS

ONE (1) RESTROOM



**SUITE 1** 

**SUITE 2** 

**SUITE 3** 

# **// OFFICE BUILDING PHOTOS**













#### **CONTACTS:**

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## **#NORTHERN COLORADO**

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Healt
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanent
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.





