



# 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.) \$6.78/SF



CUSHMAN &  
WAKEFIELD





## // PROPERTY FEATURES

Located 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.

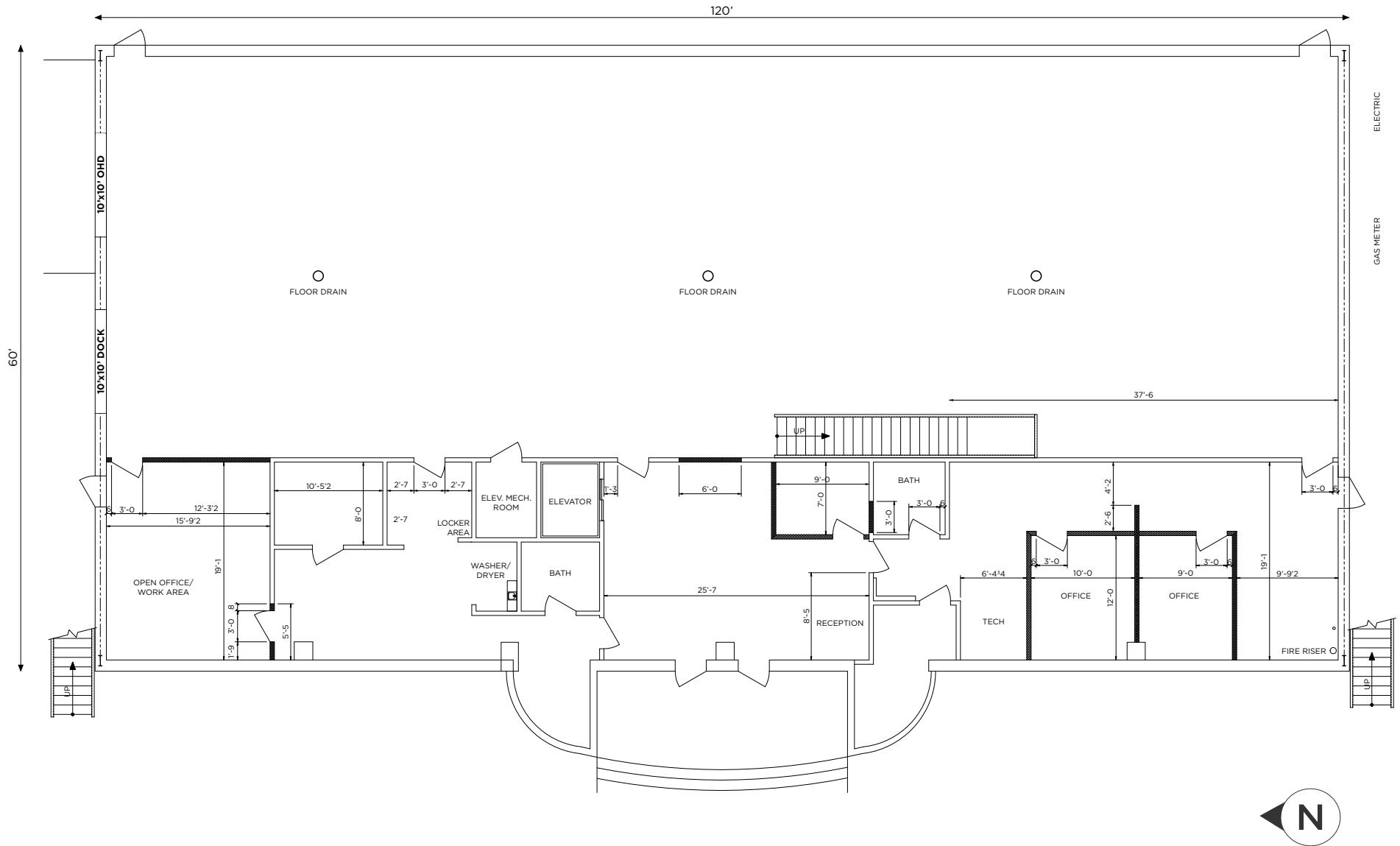
### PROPERTY DETAILS

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

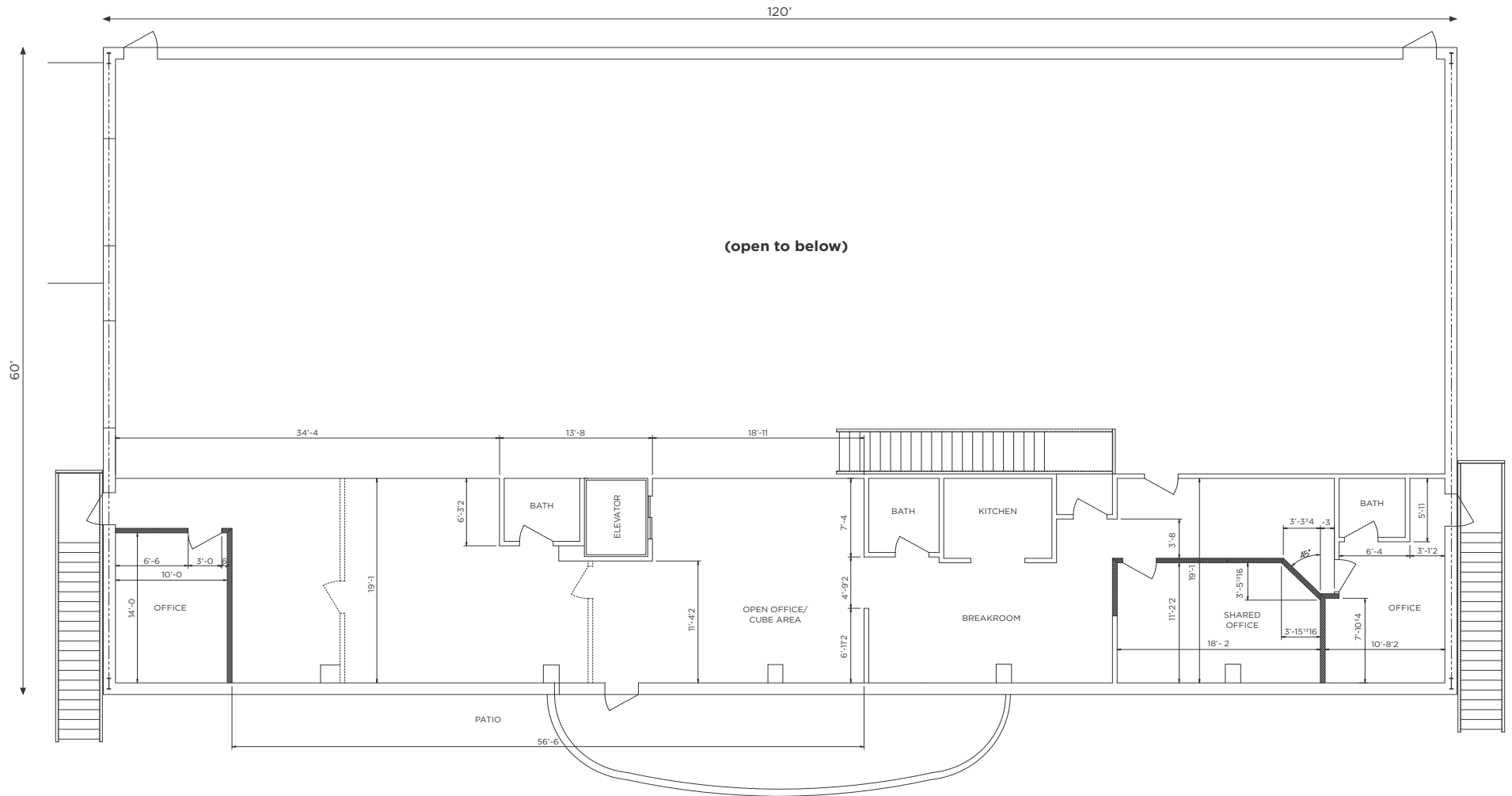
### OTHER FEATURES

- 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

## // 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

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