



**Prudential**  
**Rocky Mountain,**  
**REALTORS®**

## Commercial Real Estate Department

Ken Kanemoto, CCIM & Cherie Kanemoto

An Independently Owned and Operated Member  
of Prudential Real Estate Affiliates, Inc.

### **FOR LEASE** **Industrial Building w/Offices - 16,090 Sq Ft**



This versatile industrial building on the I-25 Corridor in Del Camino can accommodate many industrial, manufacturing and R & D uses. The over 5,000 Sq Ft of nicely finished office area includes four restrooms, a reception area, individual offices and great showroom or cubicle space. The approximately 11,000 square feet of production/manufacturing area is totally air-conditioned and sprinklered, with a vented exhaust system. 42 parking spaces surround the building.

**Address:** 4104 Weld County Road 22 (Corner at I-25 Frontage Road)  
**Building Size:** 16,090 Square Feet ( approximately 5,000 sq ft office finish)  
**Lot Size:** Includes extra land - 3.42 acres total  
**Zoning:** PUD-C (Weld County)  
**Construction:** Masonry, built in 1997  
**Doors:** Two overhead doors  
**Ceiling Height:** 13' in production/mfg area  
**Power:** 220V and 480V available, 3 Phase  
**Heating and Air:** HVAC throughout  
**Sprinklered:** Fire sprinklers throughout  
**Lease Rate:** \$ 8,380 /month (\$6.25/sq ft ) plus NNN  
**Taxes:** \$24,240 (yr-2008)

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# Location Map

