

INDUSTRIAL / WAREHOUSE FOR SALE  
**SMALL OFFICE / WAREHOUSE**

11575 W. 13TH AVENUE, LAKEWOOD, CO 80215

**TREVEY**  
COMMERCIAL

**SMALL YARD WITH OUTDOOR STORAGE**



## PROPERTY FEATURES

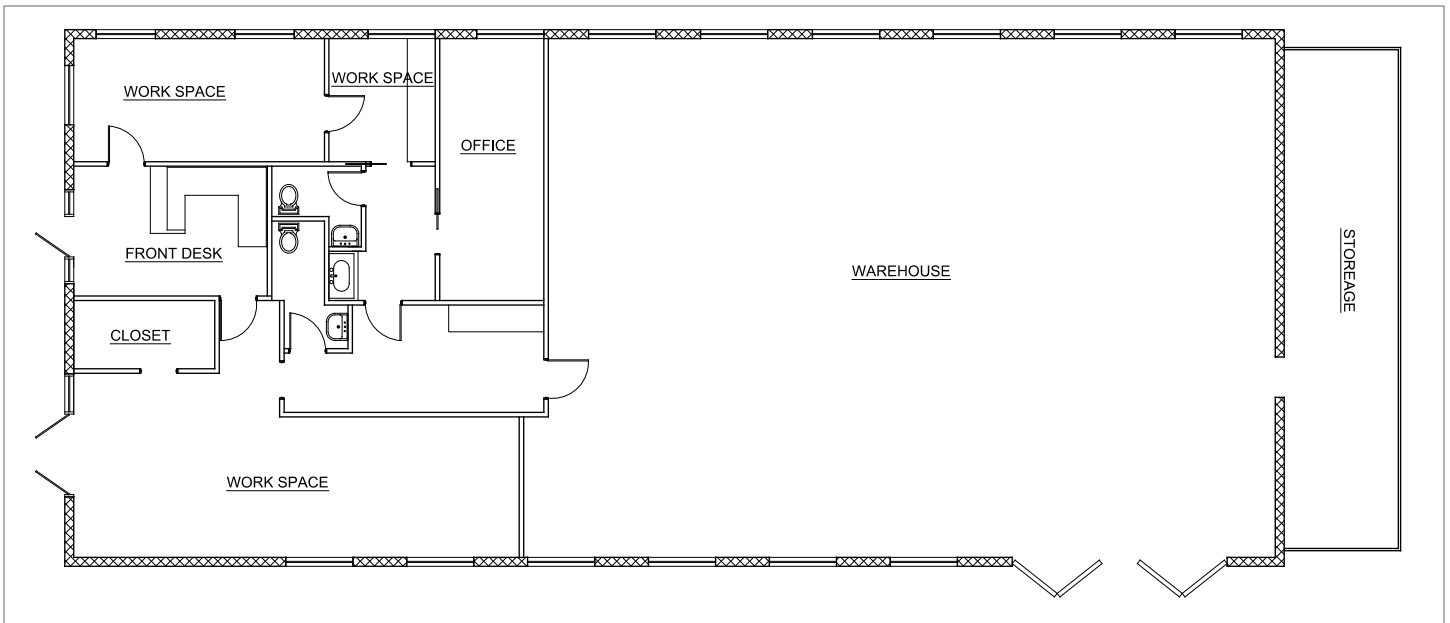
- Prime Office / Warehouse Property For Sale with Covered Outdoor Storage
- Ideal for Owner-Users, Trade Contractors, or Service-Oriented Businesses
- Functional Building with Secured Yard
- Strategically Located Near US-6 & I-70 with Strong Regional Connectivity
- Excellent Lakewood Location in Highly Sought After Western Sub-market Benefiting from Proximity to High-Volume Regional Corridors
- Covered, Fenced Outdoor Storage
- Flexible Layout with Ample Parking & Easy Access

## PROPERTY DETAILS

AVAILABLE	±3,820 SF on 0.24 AC
SALE PRICE	\$1,400,000.00
TAXES	\$35,148.40 (2025)
CLEAR HEIGHT	±11'
PARKING	2.3:1,000 (9 Surface Spots)
POWER	3-Phase (To be Verified by an Electrician)
ZONING / USE	Industrial (General)
UTILITIES	Xcel Energy
WATER / SAN	Consolidated Mutual Water / NW Lakewood Sanitation
CITY / COUNTY	Lakewood / Jefferson County



# FLOOR PLAN



# REGIONAL AERIAL



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### BROKERAGE DISCLOSURE

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