

# 12105

# WEST CEDAR DRIVE

LAKEWOOD, CO 80228

20,000 SF Flex/  
Warehouse Building  
Class B  
YOC 1978  
Single-Story  
12' Clear Height  
1 Loading Dock  
4.75/1,000 Parking  
60,047 SF Site  
(1.38 Acres)

**FOR SALE**  
**\$1,600,000**  
or  
**FOR LEASE**  
**\$5.00-\$6.00/SF**  
**NNN**

## Rare User Site For Sale with Redevelopment Potential



## Excellent Proximity to the St. Anthony Medical Campus and the Denver Federal Center

**NATASHA FELTEN / LAURA ALLRED / JON UNGAR**  
1777 South Harrison Street, Suite 780, Denver, CO 80210  
Tel 303.327.5800  
nfelden@colocomm.com



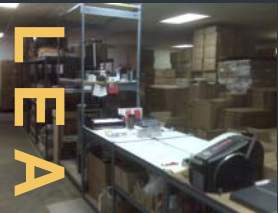
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# 12105

# WEST CEDAR DRIVE

LAKEWOOD, CO 80228

FOR SALE OR LEASE



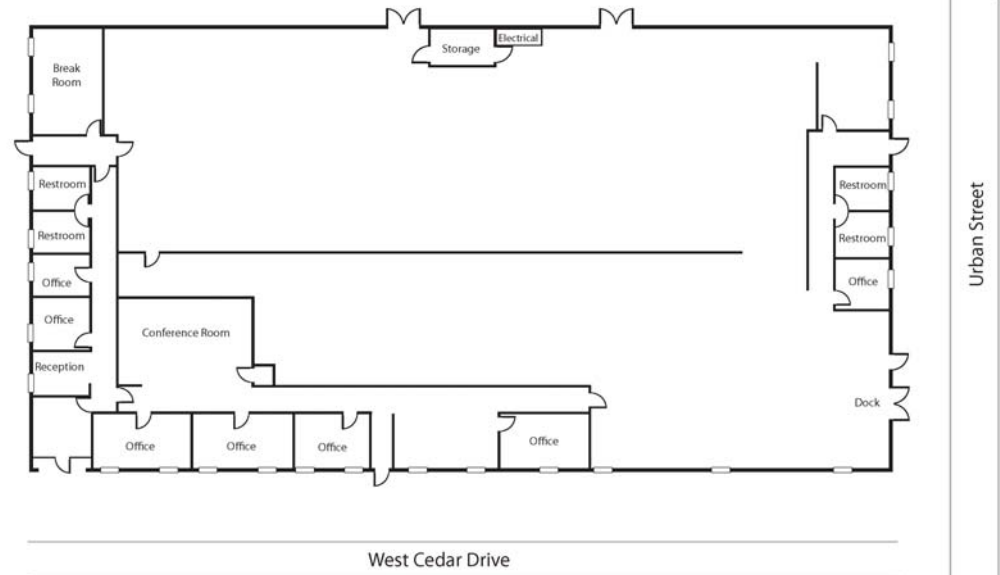
This property is zoned **TMU-O** which means *Transit Mixed Use—Office Sub-Area*. This code permits up to 12 stories with modest setbacks. Call for additional information or access our website at [www.colocomm.com](http://www.colocomm.com).

### PERMITTED USES:

1. Art studio.
2. Banks, savings and loan, and other financial institution without drive-through.
3. Business and professional office.
4. Church/Synagogue/Temple/Mosque.
5. Civic/cultural facilities.
6. Clinics, medical and dental.
7. CMRS structure on a building.
8. Colleges, universities, and vocational schools.
9. Day care center, child and adult.
10. Dwelling unit – live/work.
11. Dwelling unit – multiple household.
12. Emergency health care facilities.
13. Health clubs, spas.
14. Hospitals.
15. Hotels.
16. Meeting, banquet, and conference facilities.
17. Mixed-use building.
18. Personal services.
19. Printing facility.
20. Public parks and open space.
21. Public transit and associated parking facilities.
22. Public use or facility.
23. Recreation trails and corridors.
24. Restaurants.
25. Retail business, less than 10,000 square feet, gross floor area.
26. Sale or rental of motor vehicles, without outdoor display or storage.
27. Schools, elementary and secondary.
28. Utility facilities, minor.

### SPECIAL USES:

1. Ambulance service.
2. Clubs, lodges, or service organizations.
3. Drive-through facilities.
4. Laboratories.
5. Motels.
6. Office – showroom.
7. Retail business, between 10,000 and 40,000 square feet, gross floor area.
8. Retail business, greater than 40,000 square feet, gross floor area.
9. Theater, indoor.
10. Utility facilities, major.



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