



FOR LEASE | GARAGE, STORAGE, AND YARD SPACE

\$6.00-20.00 SF NNN

22 Roland Drive, Bailey, CO 80421



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Complete Highlights

PROPERTY HIGHLIGHTS

- **Mixed use property for lease including garages, storage, and yard space.**
- **Direct Hwy 285 visibility and east-west access.**
- **Garage units include a common fenced yard, break room, and bathroom facilities.**
- **Heat and electric included.**
- **Water available.**
- **Ample accessory or outside parking.**
- **Lifts available (separately negotiable).**



Available Spaces

LEASE TYPE | NNN; Gross; MG

TOTAL SPACE | 378 - 37,500 SF

LEASE TERM | Negotiable

LEASE RATE | \$9.60 - \$8,100.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
22 Roland Drive Garage Unit 130	Available	437 SF	NNN	\$13.00 - \$14.00 SF/yr
22 Roland Drive Garage Unit 140	Available	437 SF	NNN	\$13.00 - \$14.00 SF/yr
22 Roland Drive Garage Unit 150	Available	442 SF	NNN	\$13.00 - \$14.00 SF/yr
22 Roland Drive Garage Unit 160	Available	442 SF	NNN	\$13.00 - \$14.00 SF/yr
22 Roland Drive Storage Unit 180	Available	378 SF	NNN	\$9.60 SF/yr
Yard Space	Available	37,500 SF	Gross	Negotiable
22 Roland Unit 200	Available	900 SF	NNN	\$20.00 SF/yr
22 Roland	Available	435 SF	Modified Gross	\$675.00 SF/month

Additional Photos



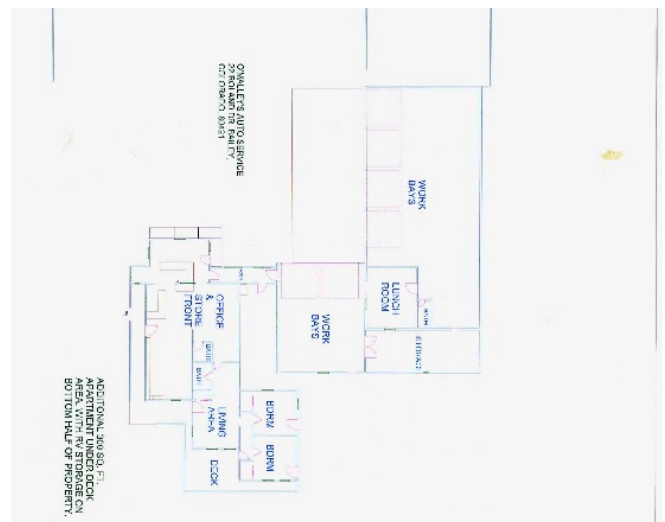
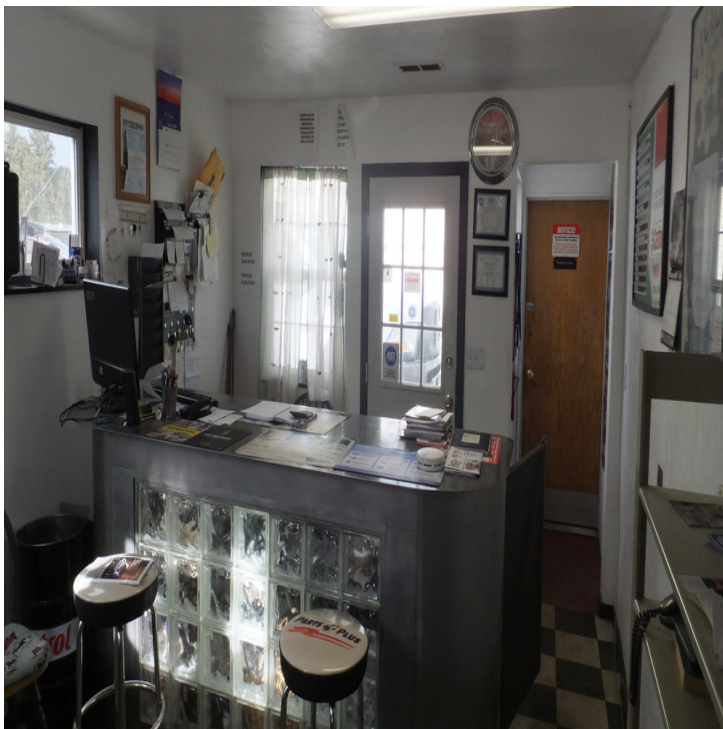


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Location Maps

