

**FOR LEASE > CENTRAL FREE-STANDING BUILDING - 10,950 SF**



# 2879 S. Shoshone Street

Englewood, CO 80110



## BUILDING INFORMATION

Building Size:	10,950 SF	Clear Height:	12'-14'
Office Size:	1,900 SF	YOC:	1974
Lease Rate:	\$9.95 SF/NNN	Loading:	One (1) Dock High & One (1) Drive-In
Expenses:	\$3.75/SF (2024 est.)	Power:	200 Amp (3 wire)
Acres:	0.30 (13,160 SF)	HVAC:	Gas forced air & A/C in office
Zoning:	I-1	Available:	May 1, 2024

## PROPERTY HIGHLIGHTS

- Central location
- 2nd floor office and storage
- Versatile loading
- Arapahoe County
- Dock leveler
- HUB zone
- Professional Office
- Electric door opener
- New LED lights
- Clean warehouse

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