



# 7133 S. Dillon Ct.

Englewood, CO 80112

**FUNCTIONAL SMALL BAY INDUSTRIAL  
WAREHOUSE AVAILABLE FOR LEASE**

8,912 SF

**BUZZ MILLER**

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**STREAM**





# Property Highlights



Drive-in and dock-high loading in unit.



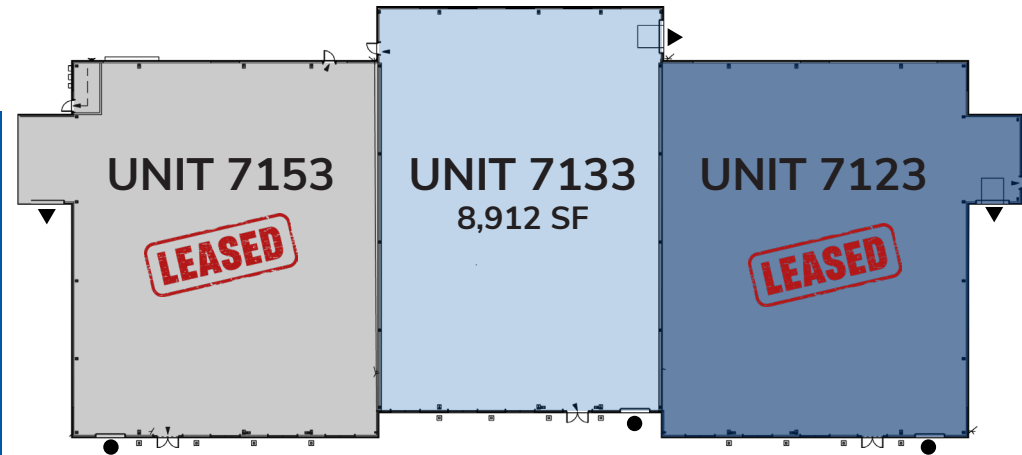
Excellent Southeast location in unincorporated Arapahoe County.



Functional design features, including loading, clear height, and LED warehouse lights.

## Profile

BUILDING	27,378 SF
AVAILABLE	8,912 SF
YEAR BUILT	2019
CEILING HEIGHT	±24'
LOADING	1 DH, 1 DI per unit
SPRINKLER	ESFR
NNN EXPENSES	\$7.00/SF (2025 est.)
ZONING	IM-U P.U.D.
LEASE RATE	Contact Brokers



- Drive-In Doors
- ▲ Dock-High Doors



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# Property Aerial



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