



FOR LEASE - PRIME ENGLEWOOD INDUSTRIAL

4,000 SF OFC/WHs W/ FENCED YARD

1985 W Iliff Ave | Englewood, CO 80110



**3 OVERSIZED DRIVE IN DOORS,  
FLOOR DRAINS AND ELECTRIC ACCESS GATE**

## CONTACT:

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## OFFERING SUMMARY

|                           |                     |
|---------------------------|---------------------|
| <b>Available SF:</b>      | 4,000 SF            |
| <b>Lease Rate:</b>        | \$13.50 SF/yr (NNN) |
| <b>Est NNN:</b>           | \$5.15/SF           |
| <b>Lot Size:</b>          | 0.22 Acres          |
| <b>Grade Level Doors:</b> | 3 - 10'x14'         |
| <b>Clear Height:</b>      | 16'                 |
| <b>Year Built:</b>        | 2010                |
| <b>Zoning:</b>            | I-1                 |

## PROPERTY HIGHLIGHTS

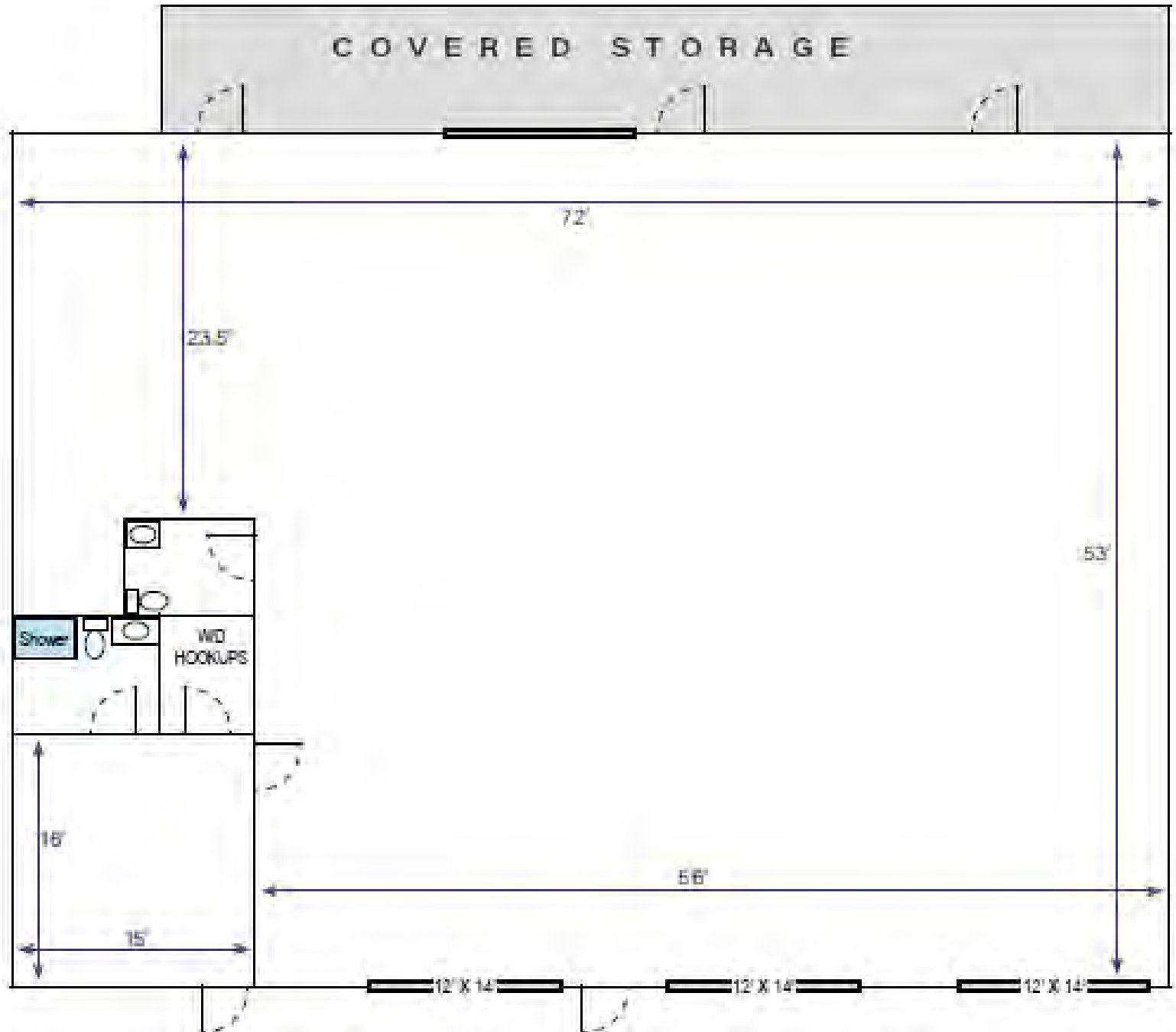
- 16' Clear Height, Freespan Building
- Fenced & Paved Yard w/ Electric Gate
- Great Location-SW Industrial Market
- Bonus Storage Area (Dry, no HVAC, 16'x10' loading door from warehouse)
- 3 Oversized 10'x14' Drive in Doors
- Multiple Exhaust Fans
- Office Buildout Includes Separate Bathroom, Shower, and Washer/Dryer.
- Shop Bathroom
- Water in Warehouse
- Floor Drains w/ Sand Trap Interceptor
- Skylights Offer Ample Natural Light
- Jib Crane



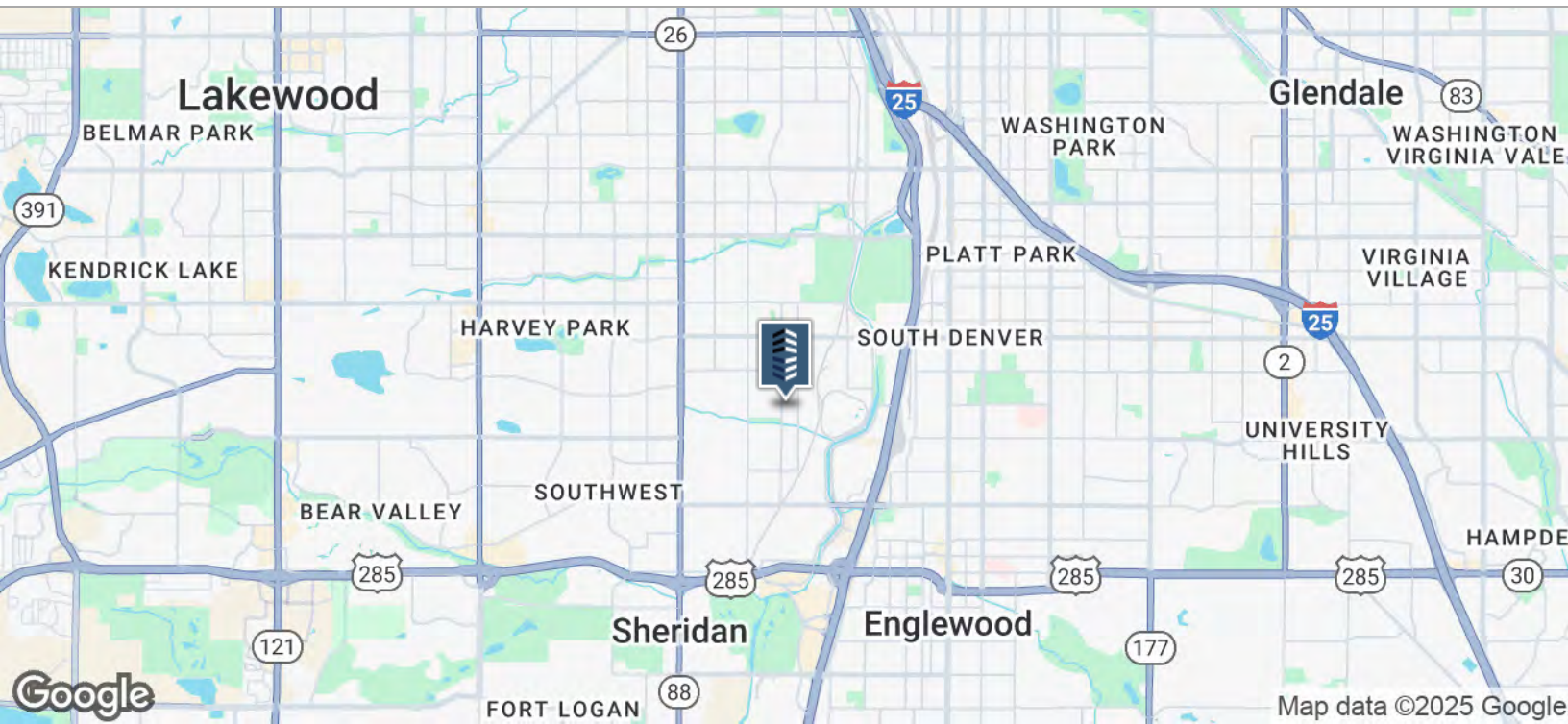












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