



TCN
WORLDWIDE
REAL ESTATE SERVICES

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**

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1985 W ILIFF AVE

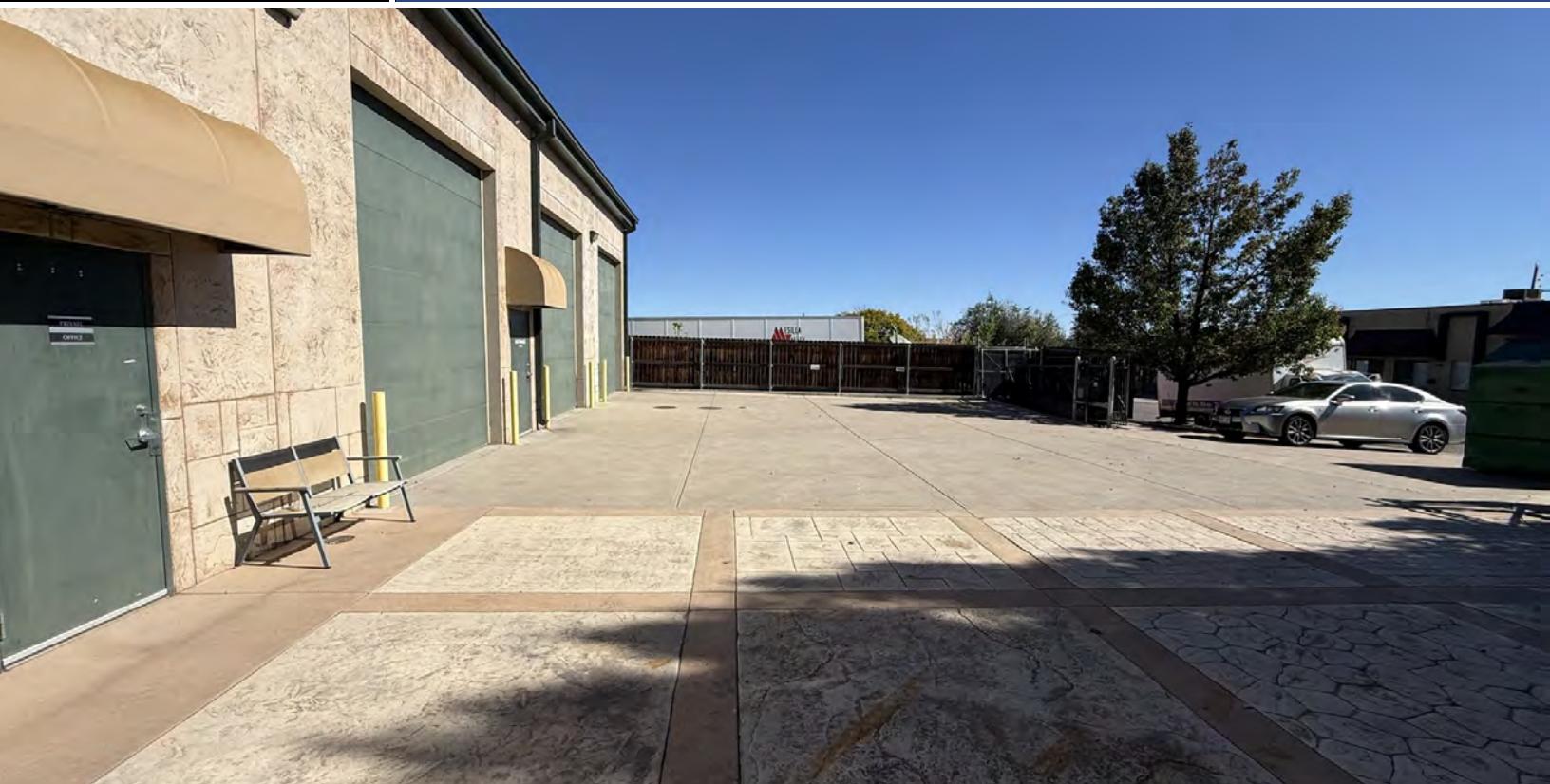
OFFERING SUMMARY

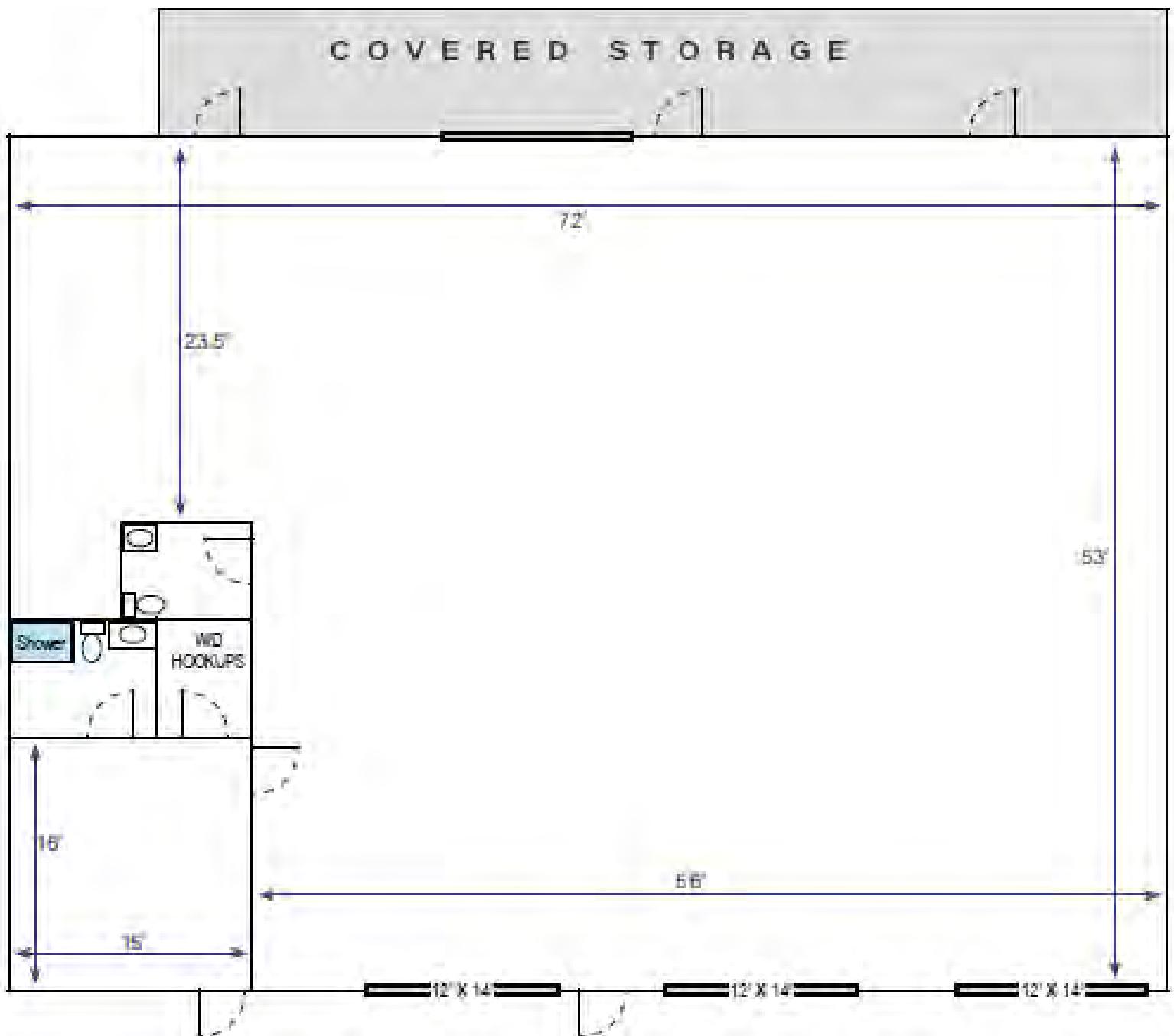
Available SF:	4,000 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Est NNN:	\$5.15/SF
Lot Size:	0.22 Acres
Grade Level Doors:	3 - 10'x14'
Clear Height:	16'
Year Built:	2010
Zoning:	I-1

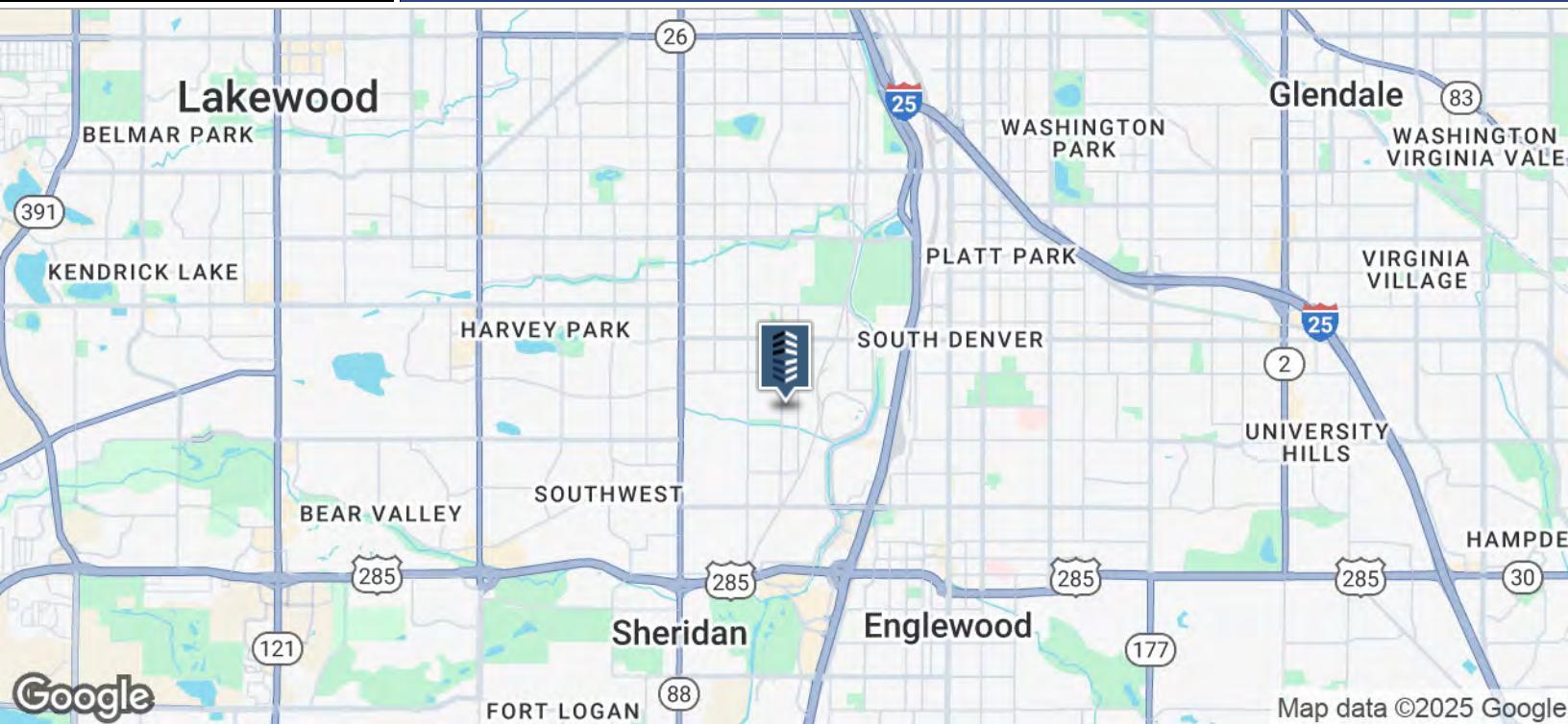
PROPERTY HIGHLIGHTS

- 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









Map data ©2025 Google



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