

3942

S. FEDERAL BLVD

ENGLEWOOD, CO 80110

SALE PRICE & LEASE RATE

\$790,000 • \$25/SF (NNN)



INDUSTRIAL/FLEX

ZONED FOR OUTDOOR STORAGE

**MAX
AUTO**



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PROPERTY HIGHLIGHTS

| | |
|-----------------|---|
| Address | 3942 S. Federal Blvd Englewood, CO 80110 |
| Sales Price | \$790,000 |
| Lease Rate | \$25/SF + NNN's |
| Estimated NNN's | ~\$8.00 per SF |
| Building Size | 2,220 SF |
| Lot Size | 12,500 SF |
| Power | 3 Phase - 200 Amps |
| Zoning | COM-C |
| Property Taxes | \$12,973 |
| Year Built | 1966 |

PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. present 3942 S. Federal Blvd, a prime owner-user or value-add opportunity just south of US Hwy 285. This stand-alone warehouse offers excellent visibility, two drive-in doors, a gated storage yard, and eight parking spaces—ideal for industrial and service users, especially contractors needing secure yard space. Recent upgrades include a repaired sewer line and new HVAC. With functional space, outdoor storage, and a high-traffic location, this property is perfect for occupancy, investment, or value-add potential. Contact us today to discuss sale or lease options.

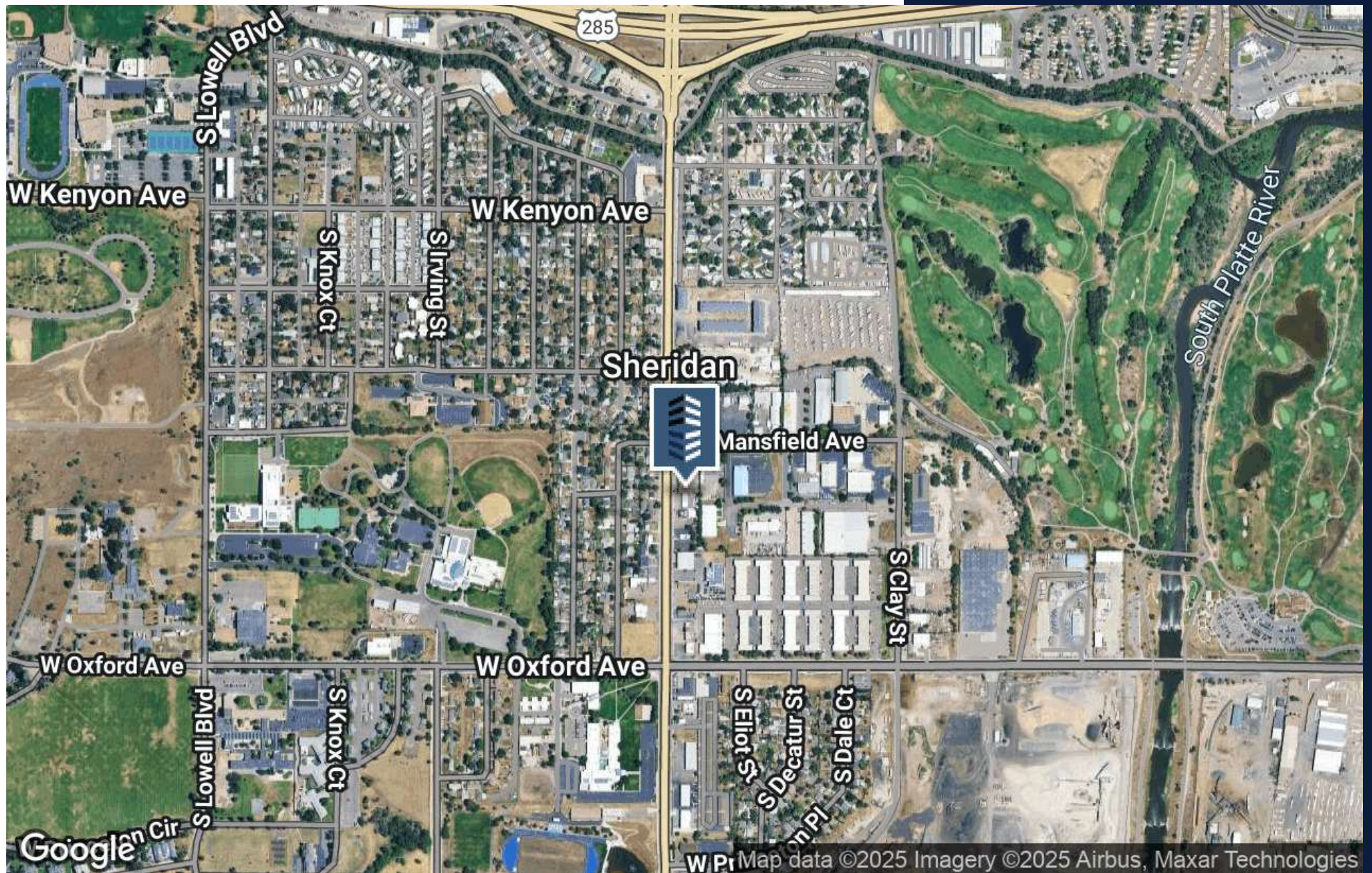
- Two (2) Drive In Doors in Rear of Building
- Gated Storage Yard
- Eight (8) Parking Spaces
- Stand-alone Warehouse



ADDITIONAL PHOTOS



SITE AERIAL



WHY DENVER?

Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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