



FOR LEASE: INDUSTRIAL

6,950 - 17,650
SQUARE FEET

I-2
ZONING

\$5.41/SF/YR
NNN

\$9.50 SF/YR
LEASE RATE



SANTA FE & HAMPDEN: INDUSTRIAL SERVICE, WAREHOUSE, OR MANUFACTURING SPACE

OFFERED BY:

BRIAN MCKERNAN

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3000-66 S Platte River Dr
Englewood, CO 80110

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	6,950 - 17,650 SF
Lease Rate:	\$9.50 SF/yr (NNN)
NNN Expenses:	\$5.41/SF/yr
Suite 1265:	10,700 SF
Suite 1281:	6,950 SF
Contiguous:	17,650 SF
Lot Size:	3.19 Acres
Year Built:	1974
Building Size:	44,478 SF
Clear Height:	18'
Loading:	Dock High and Drive-In
Power:	3 Phase/270 Amp
Sprinklered:	Yes
Zoning:	I-2

PROPERTY OVERVIEW

3000-3066 S Platte River Drive is a multi-tenant industrial warehouse Building located at the corner of Dartmouth Avenue and South Platte River Drive just blocks from Santa Fe Drive and Hampden Avenue in Englewood, Colorado. The available suites feature: 18' clear height, dock-high and drive-in loading, fire sprinklers, 3 phase/270amp electrical, LED lighting, an open warehouse layout and office space. There is a secure fenced parking lot and yard area as well as exterior pole and building tenant signage. The Property is Zoned I-2 (General Industrial District) in the City of Englewood and permits a wide variety of Industrial Service, Manufacturing, Warehouse/Storage and Vehicle & Equipment uses. The Building is well located in the Santa Fe corridor and provides great access to the Denver Metro Area's major thoroughfares I-25, I-70 and C-470.

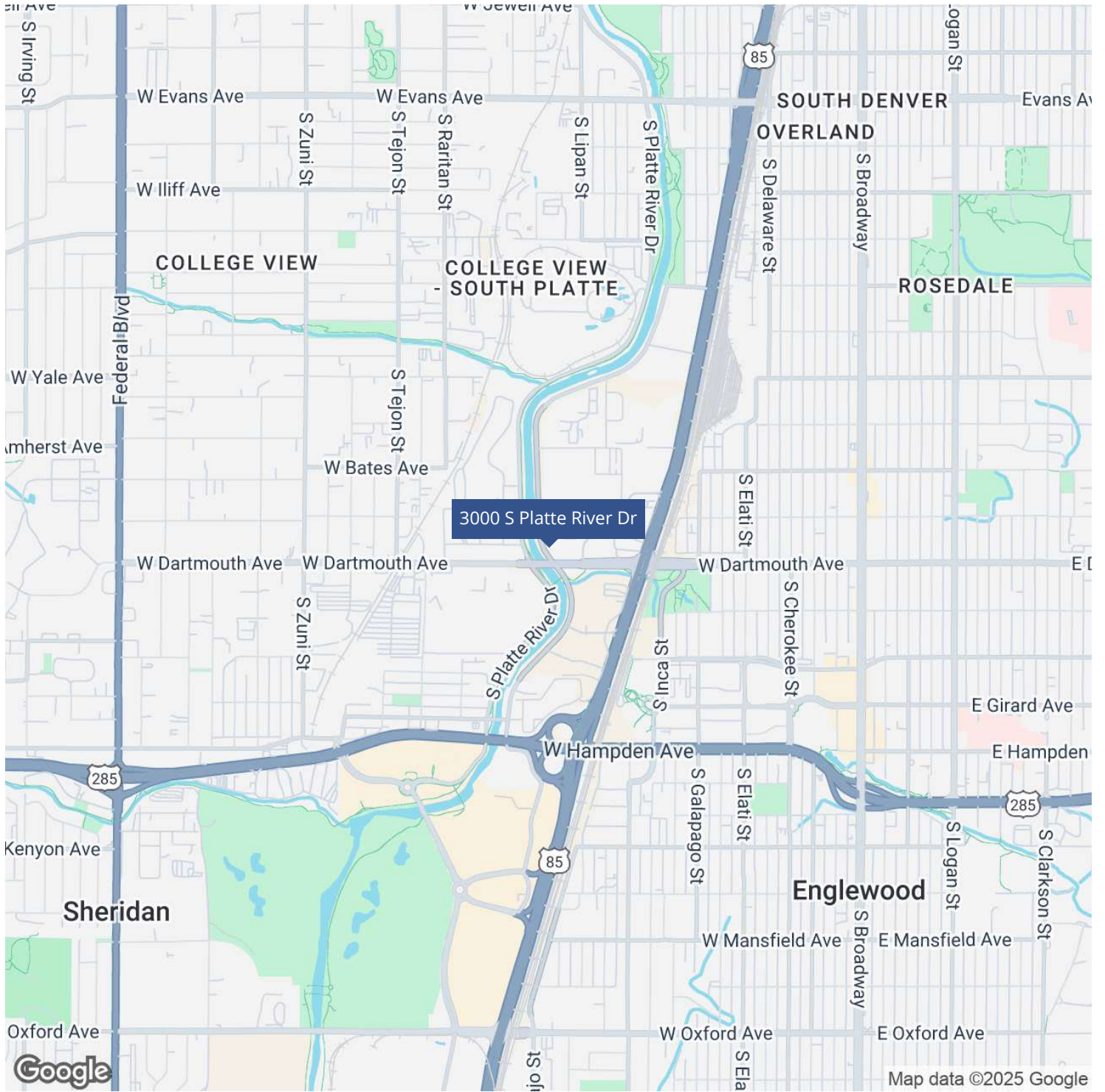
PROPERTY HIGHLIGHTS

- 18' Clear Height Fully Sprinklered Space
- Dock High and Drive-In Loading
- Secure, Code Entry Fenced Parking Lot and Yard
- I-2 Zoning Permits Wide Variety of Industrial Uses

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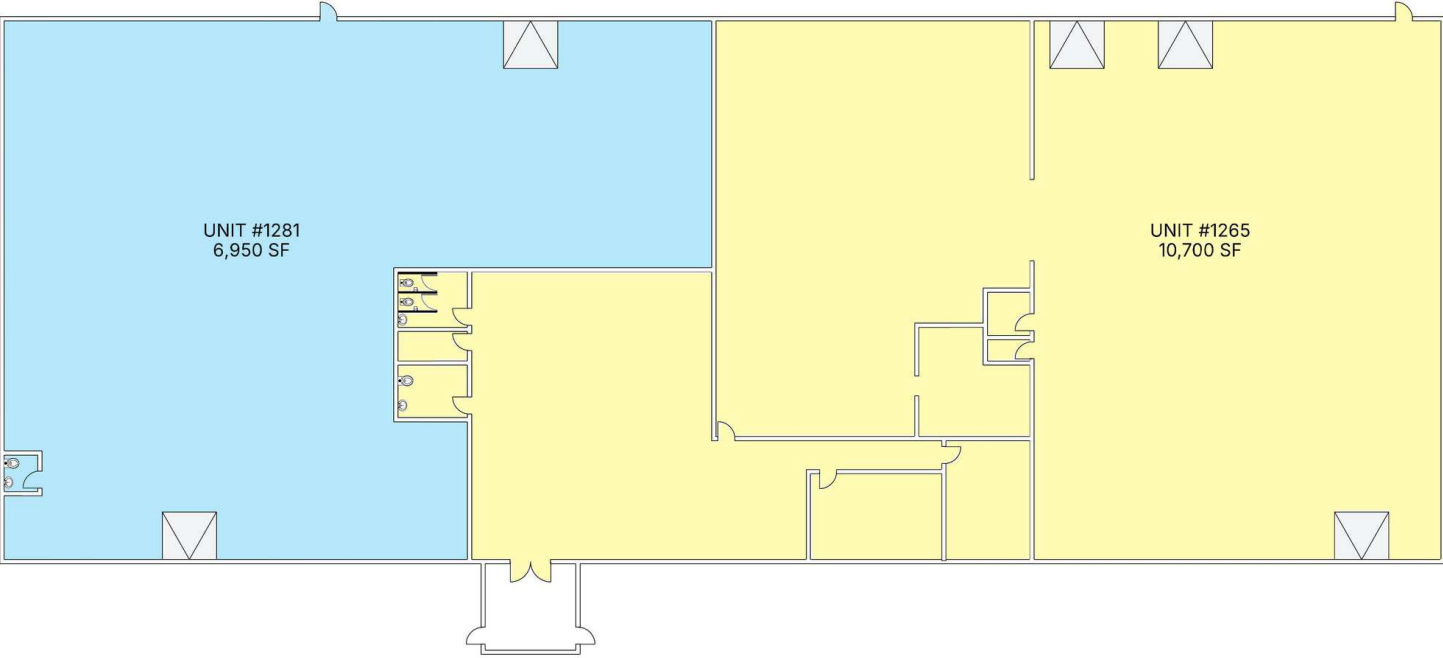
LOCATION MAP



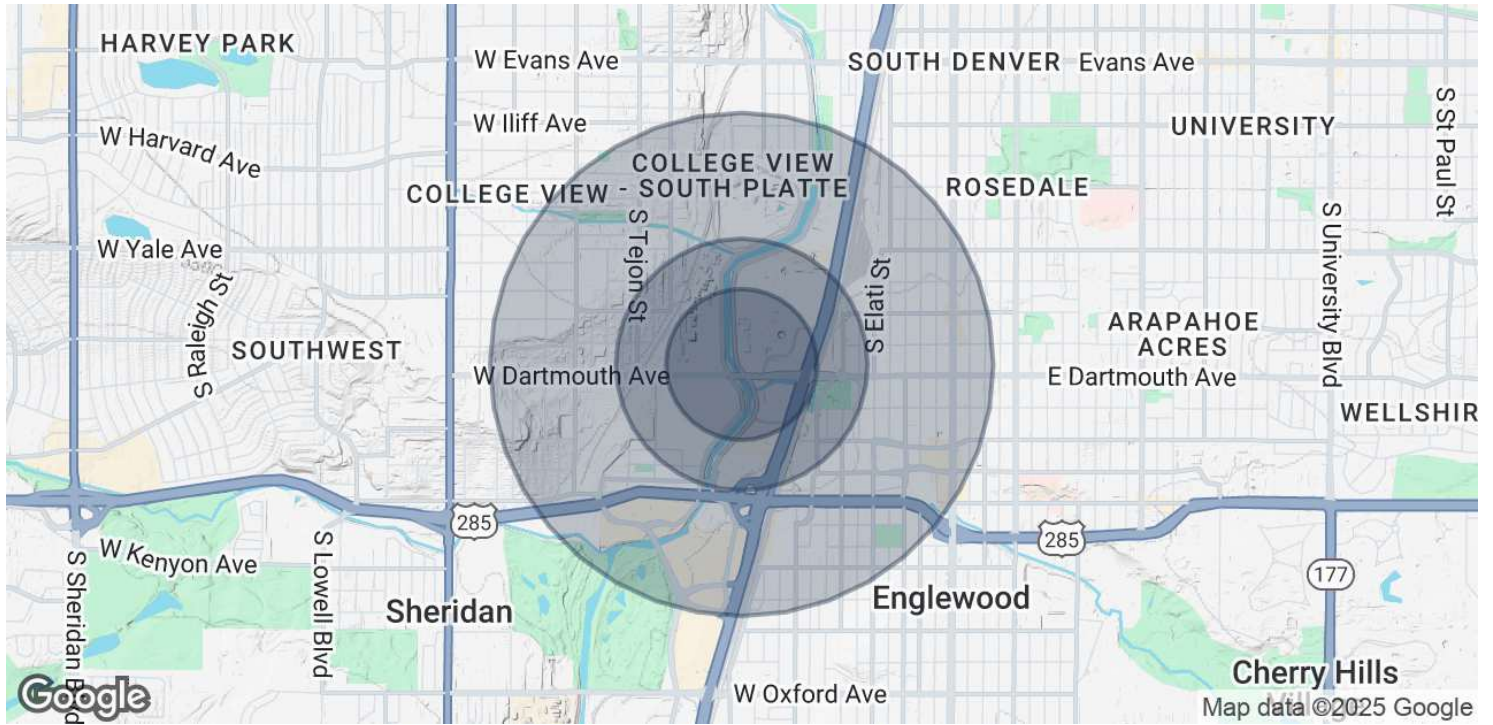
ADDITIONAL PHOTOS



FLOORPLAN



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	322	1,817	9,240
Average Age	35	35	37
Average Age (Male)	35	35	37
Average Age (Female)	35	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	864	4,108
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$109,945	\$107,482	\$105,383
Average House Value	\$382,602	\$388,647	\$542,807

Demographics data derived from AlphaMap