



FOR SUBLEASE

20,864 SF Warehouse

3273 South Platte River Drive | Englewood, CO 80110



Dock High And Drive-In Loading Doors

CONTACT:

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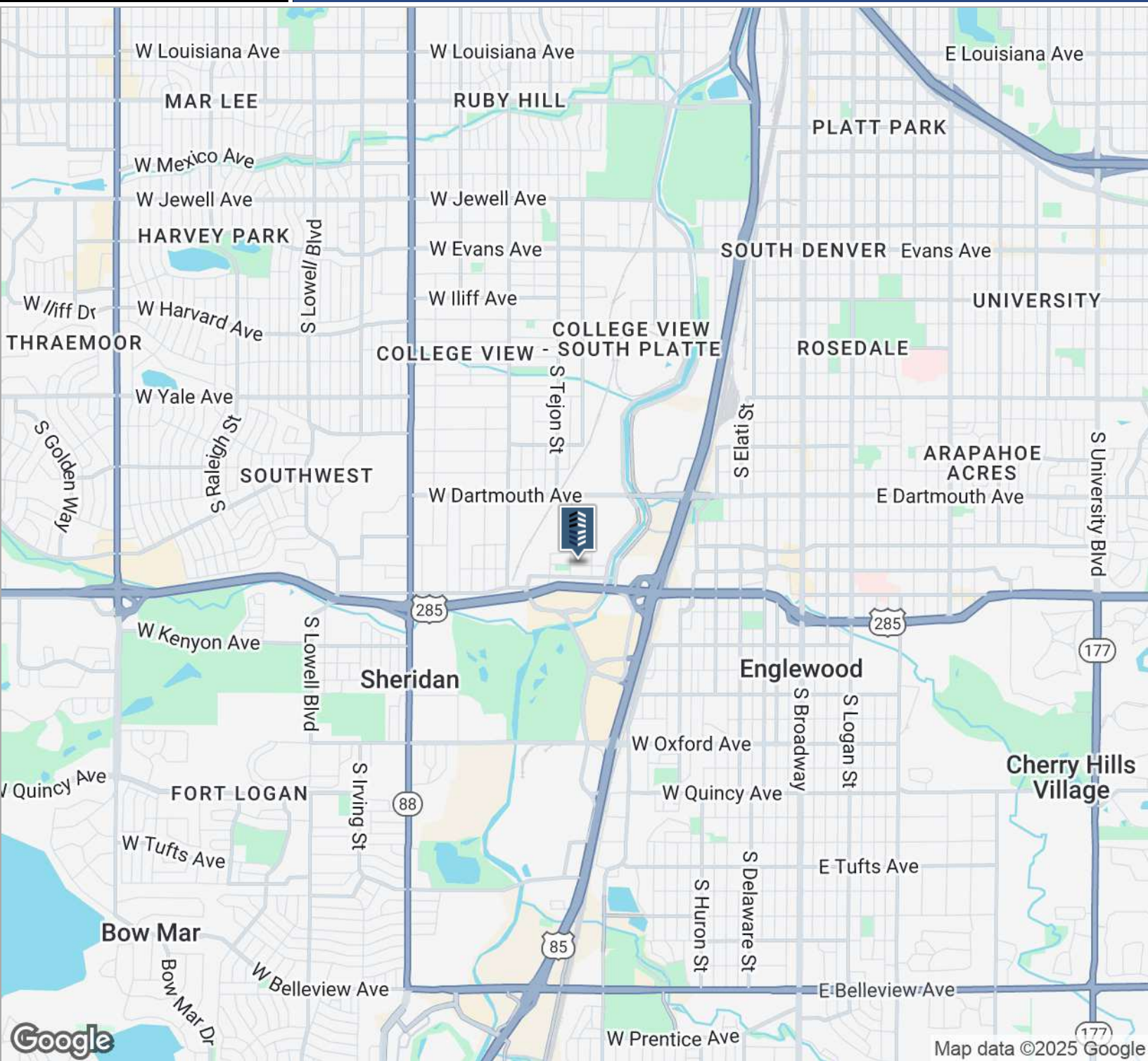
OFFERING SUMMARY

Available SF:	20,864 SF
Lease Rate:	\$6.92 SF/yr (NNN)
NNN's:	\$3.26 per SF
Grade Level Doors:	1
Dock High Doors:	5
Ceiling Height:	22.0 FT
Zoning:	I-2

PROPERTY HIGHLIGHTS

- Warehouse with five dock high doors and one ramped 8'x10' drive-in loading door
- Minimal office (approximately 1,090 SF)
- 22' ceiling height
- 32'x32' column spacing
- Sublease term through May 31st, 2028 available
- Possible crossdock loading

20,864 SF WAREHOUSE WITH DOCK HIGH AND DRIVE-IN LOADING DOORS



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