



FOR LEASE

2,628 SF Office/Warehouse

4650 S Garden Street | Englewood, CO 80110

RATE REDUCED!



**Fully Temperature Controlled
Office/Warehouse**

CONTACT:

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4650 S GARDEN STREET

OFFERING SUMMARY

Available SF: 2,628 SF

\$2,750/Month Gross

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 0.11 Acres

Grade Level Doors: 1 - 9'x9'

Clear Height: 10'

Power: 200a 3ph (TBV)

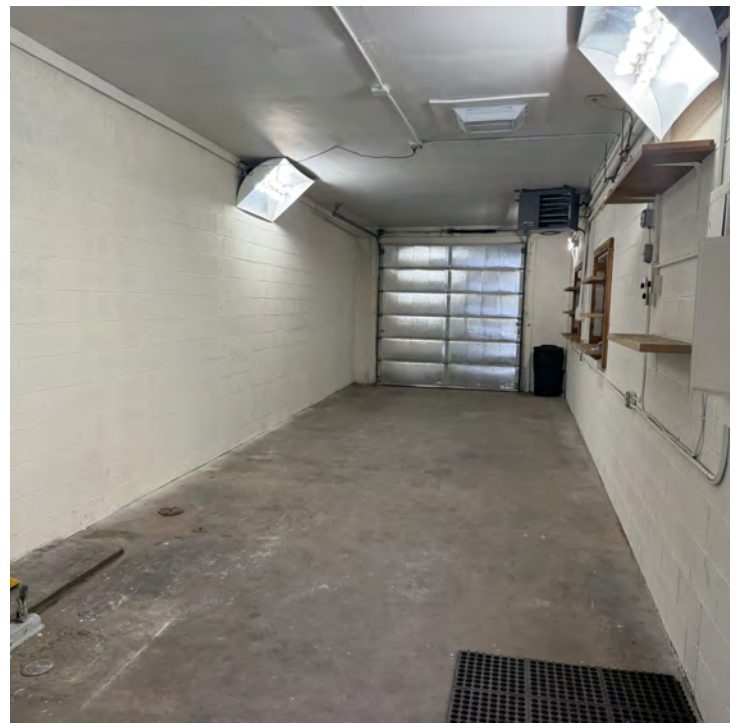
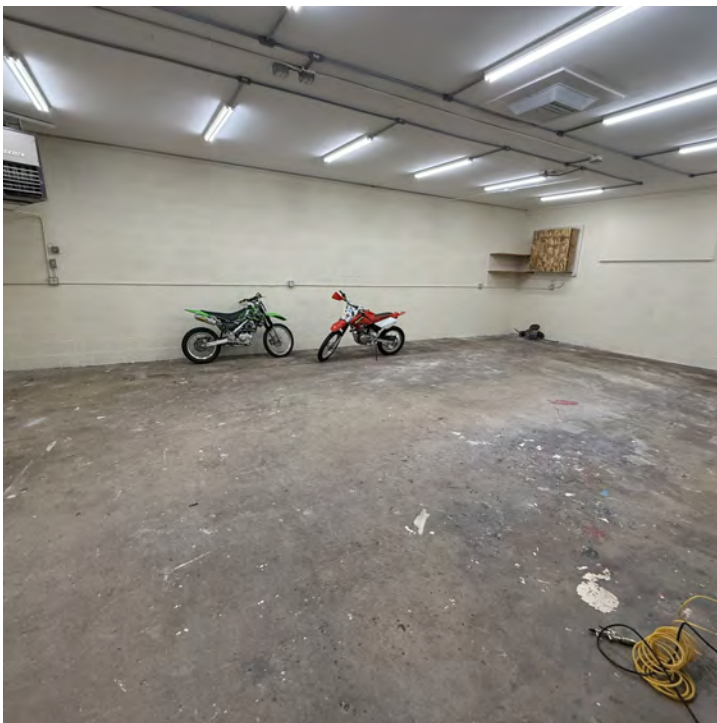
Zoning: I-1

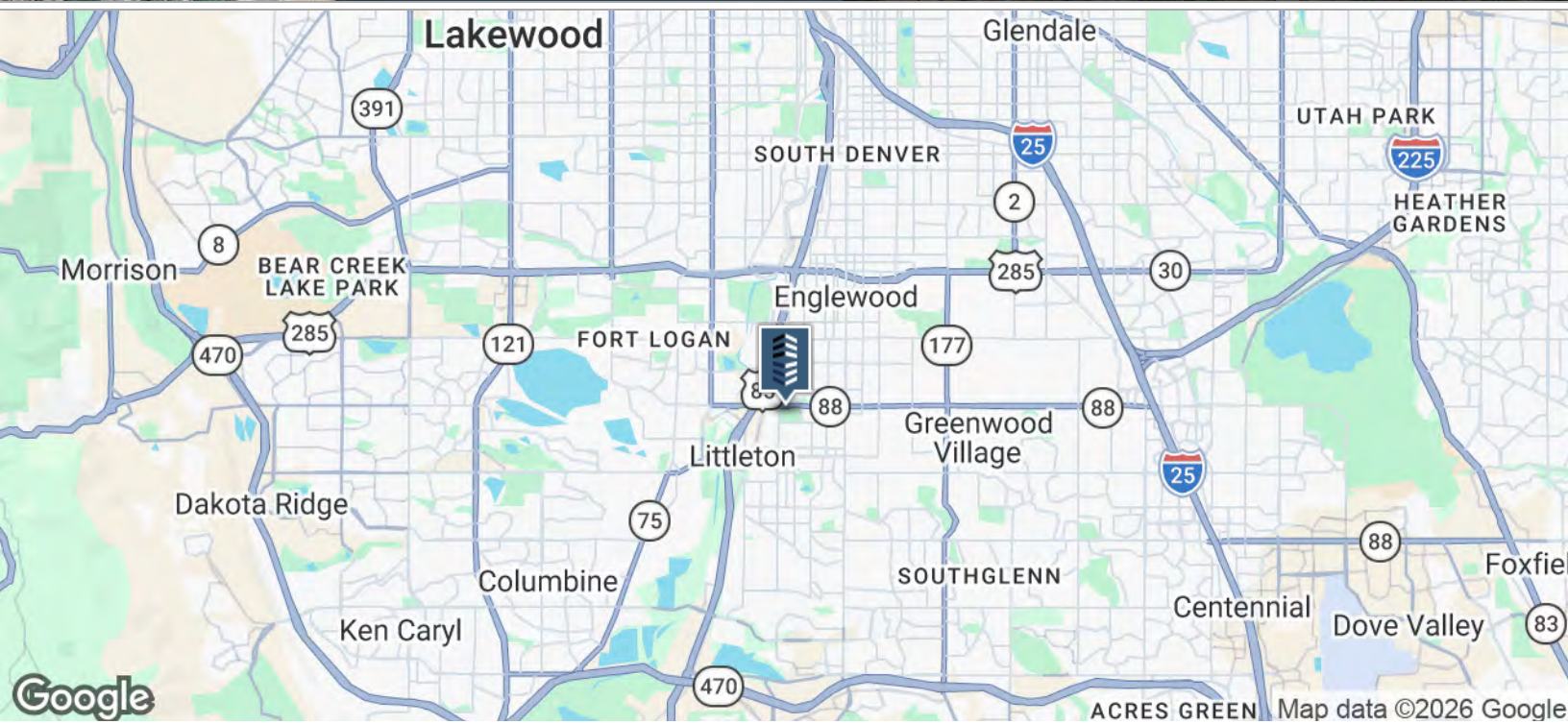
PROPERTY OVERVIEW

Recently upgraded office-warehouse space in a highly accessible south-central location. Convenient access to Santa Fe Drive and the greater Denver metro area. Property improvements include a new roof, updated swamp coolers, and GFA heaters. Well-configured small bay space suitable for a wide range of business uses. NO HEAVY AUTO USES

PROPERTY HIGHLIGHTS

- Functional Office/Warehouse split
- Fully Temperature Controlled - 2 Brand New Swamp Coolers and New GFA Heater
- 220v Plug
- 200a 3ph Power (TBV)
- 9'x9' Drive in Door
- Freespan storage space
- Shop Sink





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