



FOR LEASE

2,500 SF Office Warehouse W/ Drive In
2492 South Tejon St | Englewood, CO 80110



End Cap Unit, Recently Renovated

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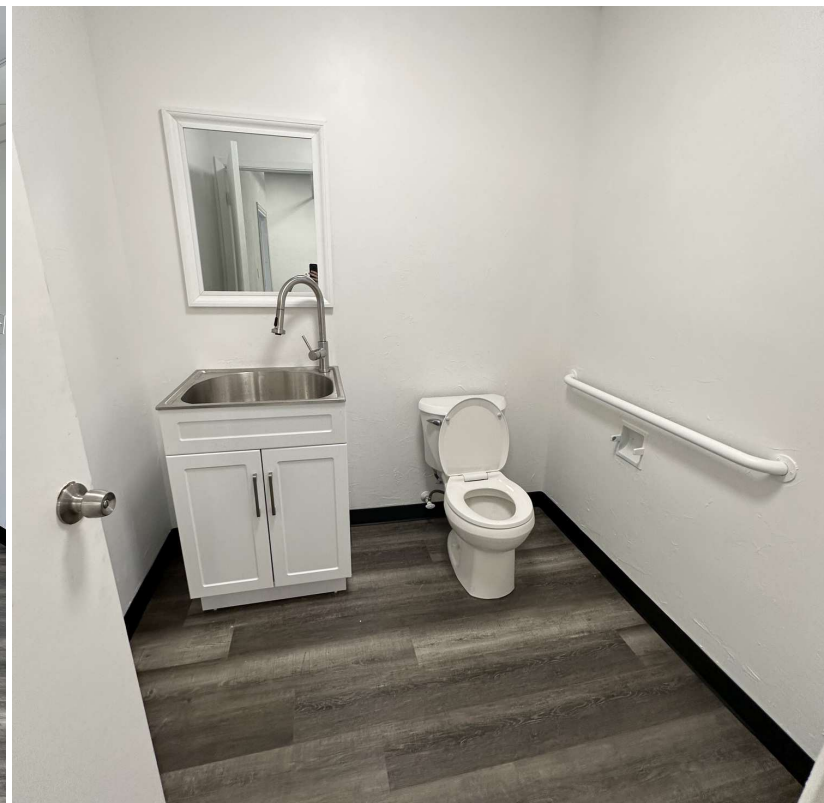
2492 SOUTH TEJON ST

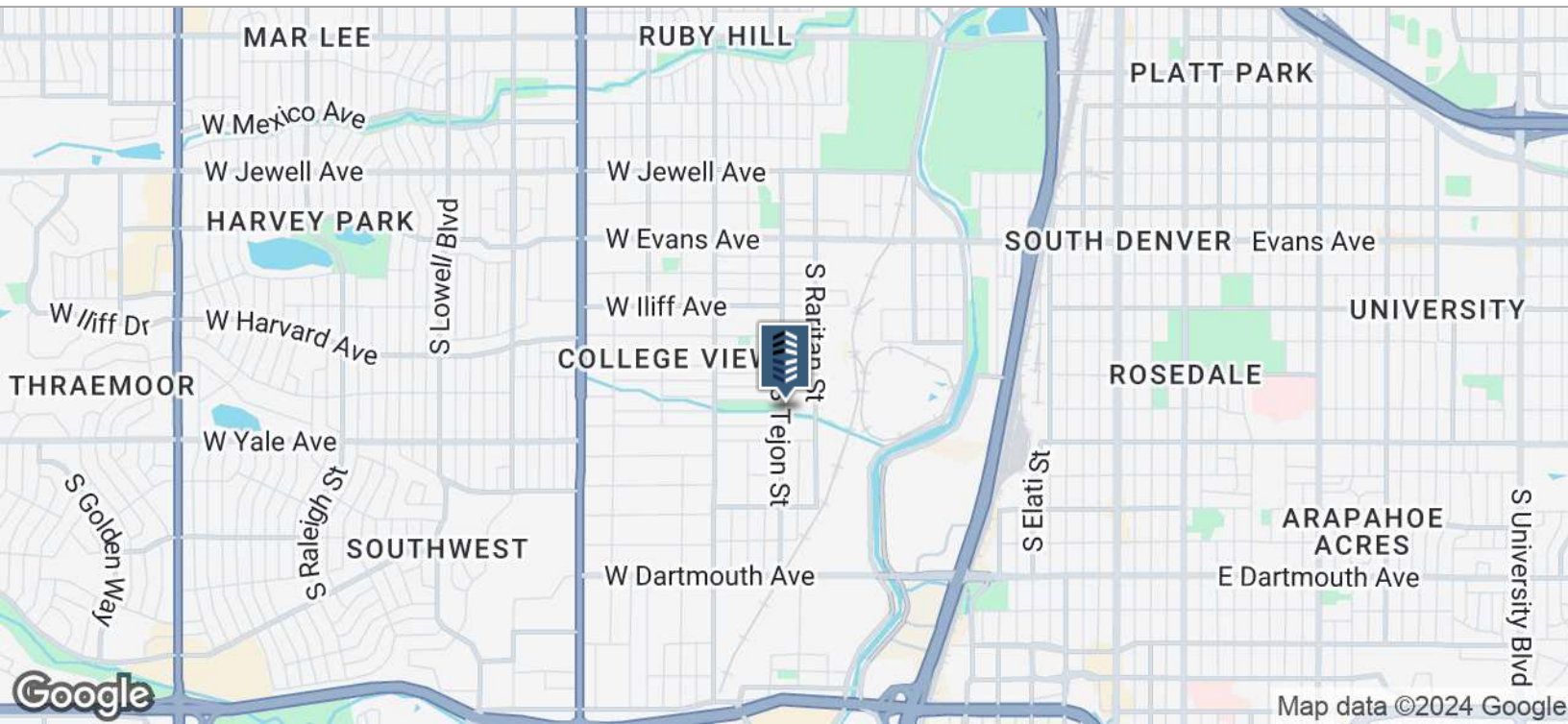
OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$12.50/SF NNN
Expenses:	\$6.06/SF
Office:	Appx 500 SF
Power:	200 Amp 3-Phase
Zoning:	I-1 Englewood
Grade Level Doors:	1
Ceiling Height:	12.0 FT
Year Built:	1980

PROPERTY HIGHLIGHTS

- Excellent end cap space with clean, open, clear span warehouse
- Recently renovated (2022)
- 10'x10' drive in door
- Front office/reception area.
- Right off Dartmouth & S Tejon St
- Ample parking with monument signage available
- 2 bathrooms - water to warehouse possible
- Signage and Identity
- Permissive I-1 Zoning
- Ideal for contractors, service uses, general office warehouse and many more
- **NO AUTOMOTIVE USES**





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