



Hampden Industrial Park

2331 West Hampden Avenue | Sheridan, CO 80110



BUILDING INFORMATION

Available	1,250 SF – 2,764 SF	Parking	Free Surface
Building Size	126,956 SF	Power	208 Volt/3-Phase (To be Verified by Electrician)
Lease Rate	Space Specific	Clear Height	Up to ±16'
2024 Expenses	\$5.65/SF (est.)	Loading	Drive-In
Sprinklered	No	City/County	Sheridan/Arapahoe
Year Built	1973–1986	Zoning	PUD

HIGHLIGHTS



Nearby amenities



Limited small
availabilities in market



Ready to move in
vacancies



Excellent access to south
metro

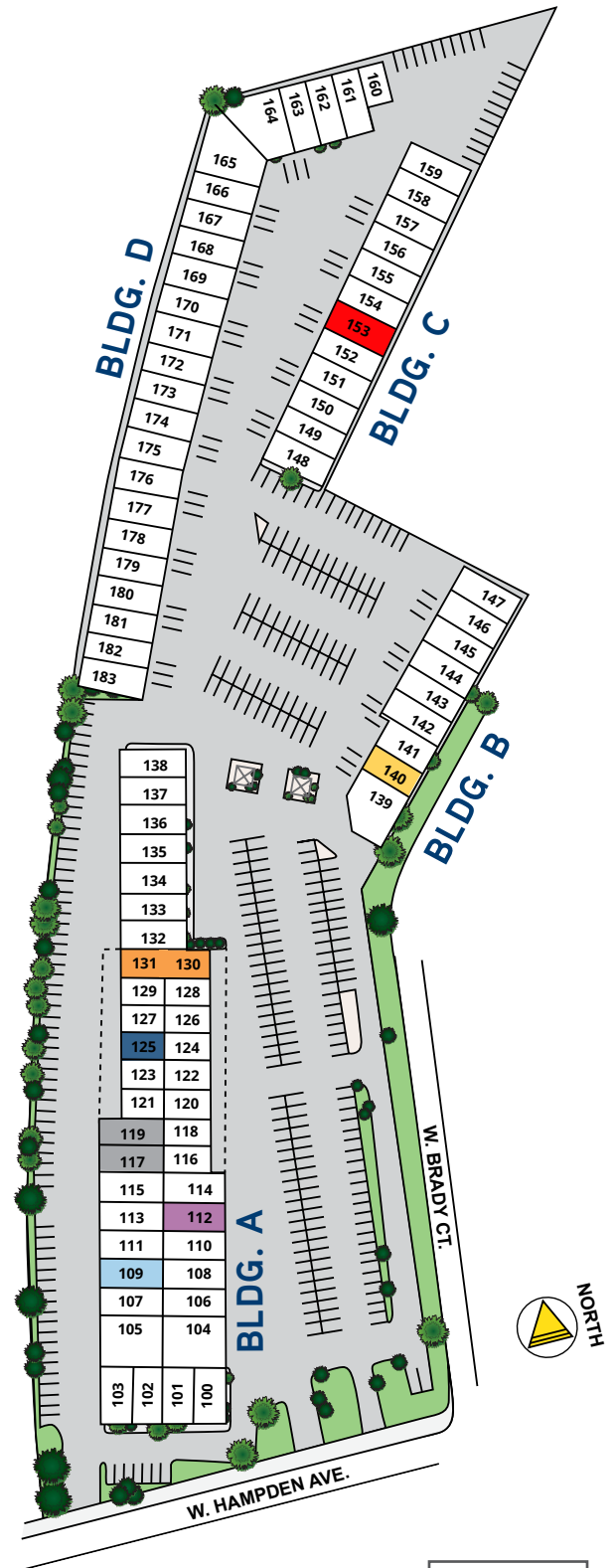
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AVAILABILITY

UNIT	SIZE	LOADING	GROSS MONTHLY RENT	AVAILABLE
109	1,362 SF	Drive-In	\$2,343.78	Vacant
112	1,700 SF	Drive-In	\$2,677.50	Vacant
117/119	1,350-2,700 SF	Drive-In	\$3,746.25	Vacant
125	1,384 SF	Drive-In	\$2,035.63	Vacant
130/131	2,764 SF	Drive-In	\$3,950.22	Vacant
140	1,250 SF	Drive-In	\$1,942.71	Vacant
153	1,500 SF	Drive-In	\$2,206.25	Vacant



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