

DARTMOUTH INDUSTRIAL PARK

3179–3185 South Platte River Drive
Englewood, CO 80110



FOR LEASE

41,728 SF

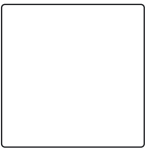


LEASED BY

Colliers

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BUILDING SPECIFICATIONS

Office: Approx. 3,116 SF

Loading: Two (2) Dock High Doors (10'x10')
Two (2) Drive-In Doors (11'x14' & 11'x16')
Six (6) Platform Dock Positions

Clear Height: 22'

Sprinklers: Yes

Column Spacing: 32' x 32'

Power: 120/208 Volt

Zoning: I-2

Available: April 1, 2027

Lease Rate: \$9.95/SF NNN

Op. Ex.: \$3.77/SF

Additional Info: BNSF Rail Spur. Non-contiguous
Outdoor Storage May Be Available.

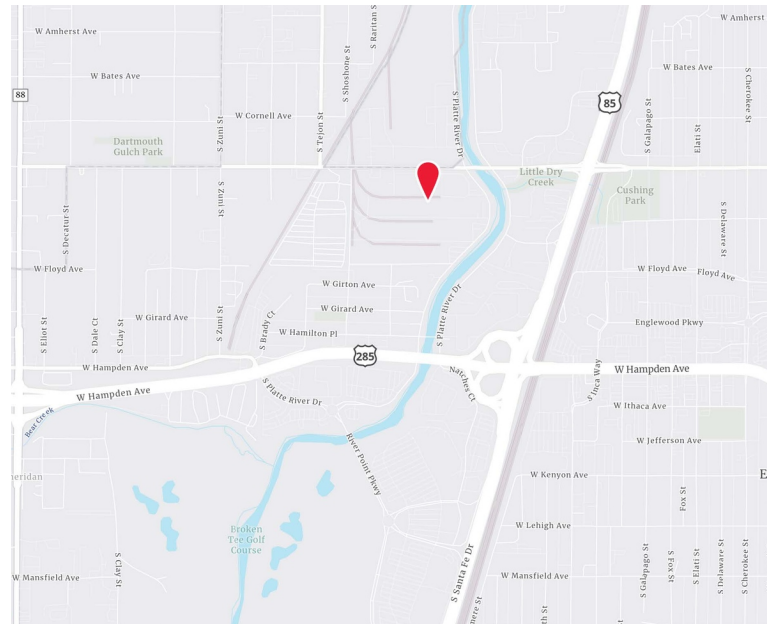
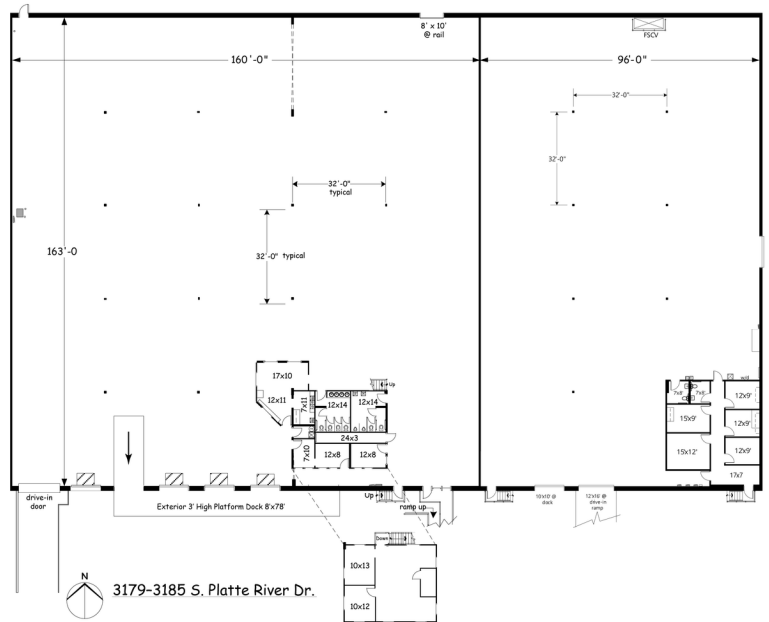
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Thomas B. Stahl, SIOR
tom.stahl@colliers.com
(303) 283-4572

T.J. Smith, SIOR
tj.smith@colliers.com
(303) 283-4576

FLOORPLAN



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.