



Industrial Building For Sale

Sale Price:
\$2,999,999

3030-3040 S. Vallejo Street
Englewood, CO 80214

Building Information

Building Size:	14,140 SF
Site Size:	31,786 SF (0.7297 Acres)
Office Size:	Approximately 3,800 SF (2 Stories)
YOC:	1987
Power:	900 Amps, 3-phase, 480 Volts (TBV)
Zoning:	I-1
City:	Englewood
Clear Height:	18'
Loading:	2 Dock High Doors & 1 Oversized Drive-In Door
Fenced Storage:	Yes

*Seller will need a short term leaseback to vacate property.

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

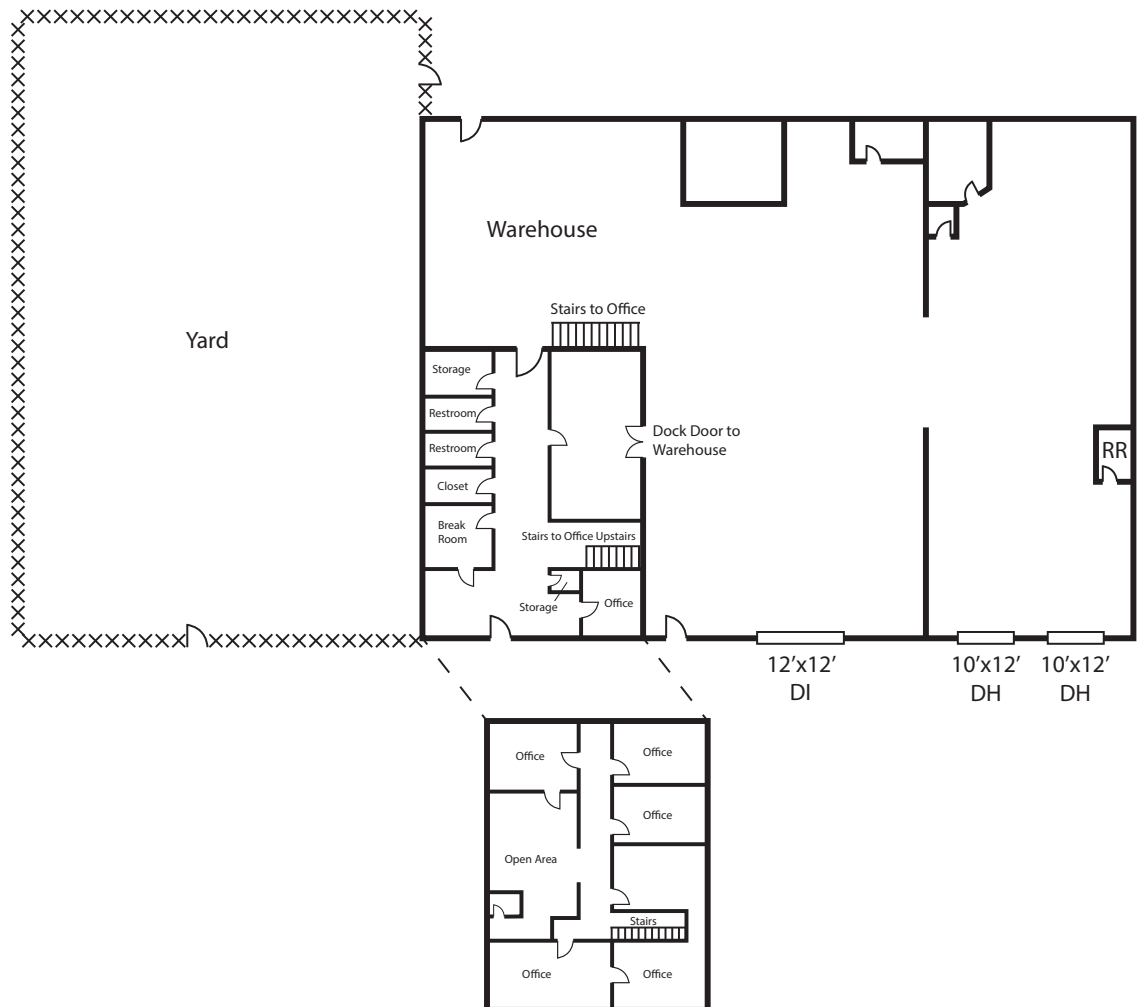
For Sale

3030-3040 South Vallejo Street is a 14,140 Square Foot Freestanding Facility that sits on approximately 31,786 square feet of land or 0.7297 acres. The property is Concrete Construction (Built in 1987) with a Twin Tee roof and boasts 900 Amps of 3-phase power, 480 volts (to be verified). The Zoning for the Property is I-1 thru the City of Englewood. The office space is approximately 3,800 Square Feet (2 stories) and is located on the north end of the building. The building has 18' ceilings along with 2 dock high loading doors and 1 oversized drive-in door. The property is equipped with 3 compressors, an oversized (2") gas line and a state of the art security system. The current ownership has redone some of the flooring in the warehouse and cleaned up the parking lot/loading area on the west side of the facility.

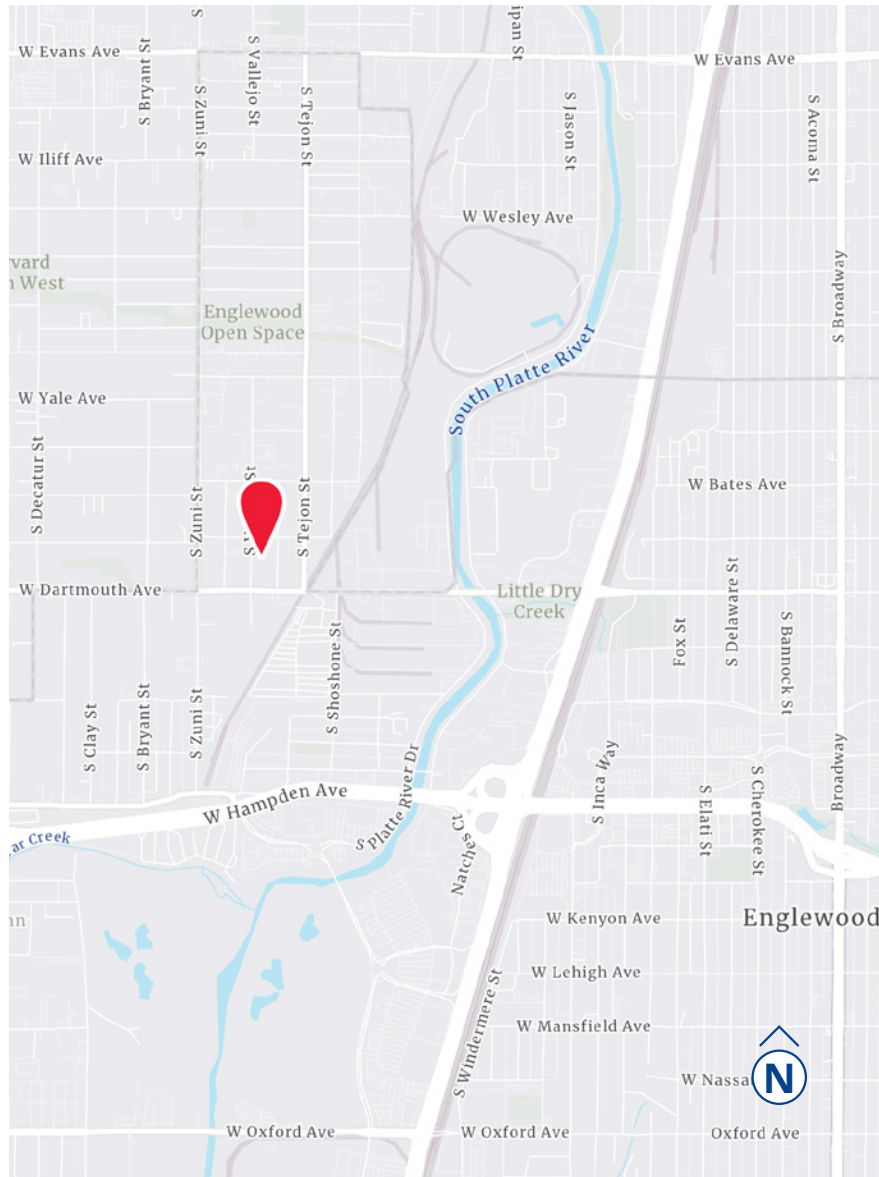
Highlights

- > Great central location with easy access to all highway systems in the Metro Area
- > Heavy Power
- > High tech security system
- > Twin T Construction
- > Additional outside storage on lot to the north of the facility
- > 2" Gas line
- > Both types of loading (Dock High and Drive-In)
- > High ceilings
- > 3 Compressors (possible in sale or sold outside of sales contract)

Floor Plan



Location Overview





Contact Us:

Tim Shay

Principal
+1 303 283 4594
tim.shay@colliers.com



Colliers Denver
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
P: +1 303 745 5800
colliers.com/denver



Brokerage
Disclosure