

FOR SALE AND LEASE
\$5,250,000 | \$12.95 SF/YR (NNN)

SELLER CARRY PREFERRED - INQUIRE ABOUT TERMS!

3300 SOUTH SHOSHONE STREET

Englewood, CO 80110

PROPERTY HIGHLIGHTS

- One Grade Level Door
- Two Dock High Doors
- One Half Dock Door
- New LED lighting
- 20-14 Foot Clear
- Open Floor Plan
- Ample parking



AVAILABLE SF
26,490 SF



EXPENSES
\$3.50 PSF/YEAR



LOT SIZE
1.14 ACRES



PARKING
AMPLE



YEAR BUILT
1998



ZONING
PUD

PROPERTY DESCRIPTION

This 26,464 square foot warehouse has the ability to be functional for many different users. With 3 docks, of which one is half dock high, and one grade level door, the functionality of this warehouse is stellar. Ownership has upgraded the lighting in the warehouse, to LED. Clear height ranges from 14-20 feet at the peak of the roof. Ample parking for maneuverability for all sizes of trucks.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



ADDITIONAL PHOTOS



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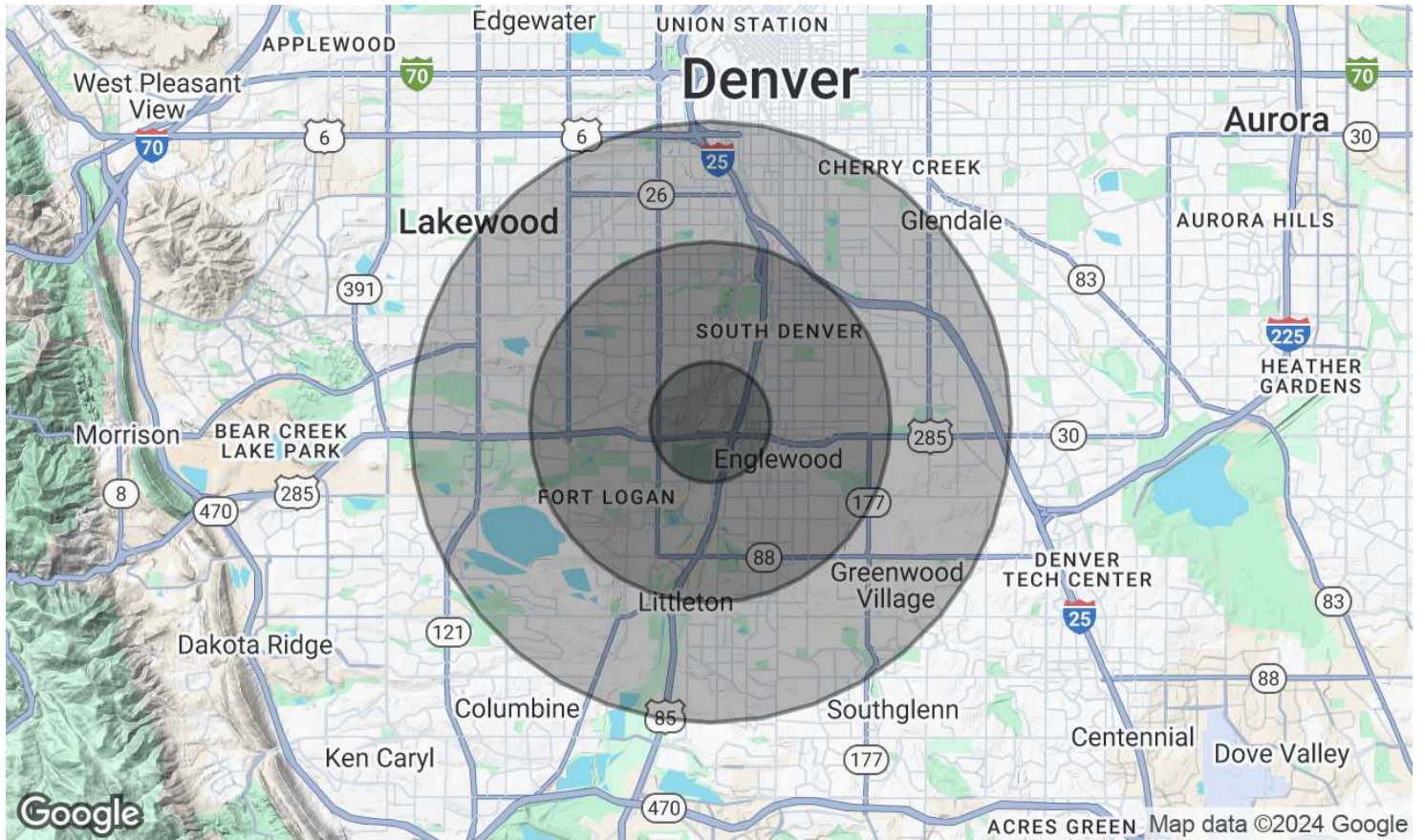
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,409	149,266	377,315
Average Age	35.4	36.6	37.7
Average Age (Male)	35.5	36.5	37.2
Average Age (Female)	34.5	36.6	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,433	59,921	155,966
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$70,489	\$88,441	\$99,794
Average House Value	\$232,477	\$381,025	\$441,305

2020 American Community Survey (ACS)

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