



FOR LEASE

1,500 SF Office Warehouse

1501-1545 W Tufts Ave | Englewood, CO 80110



Directly Off Bellevue & Windermere

CONTACT:

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UNIQUE PROPERTIES

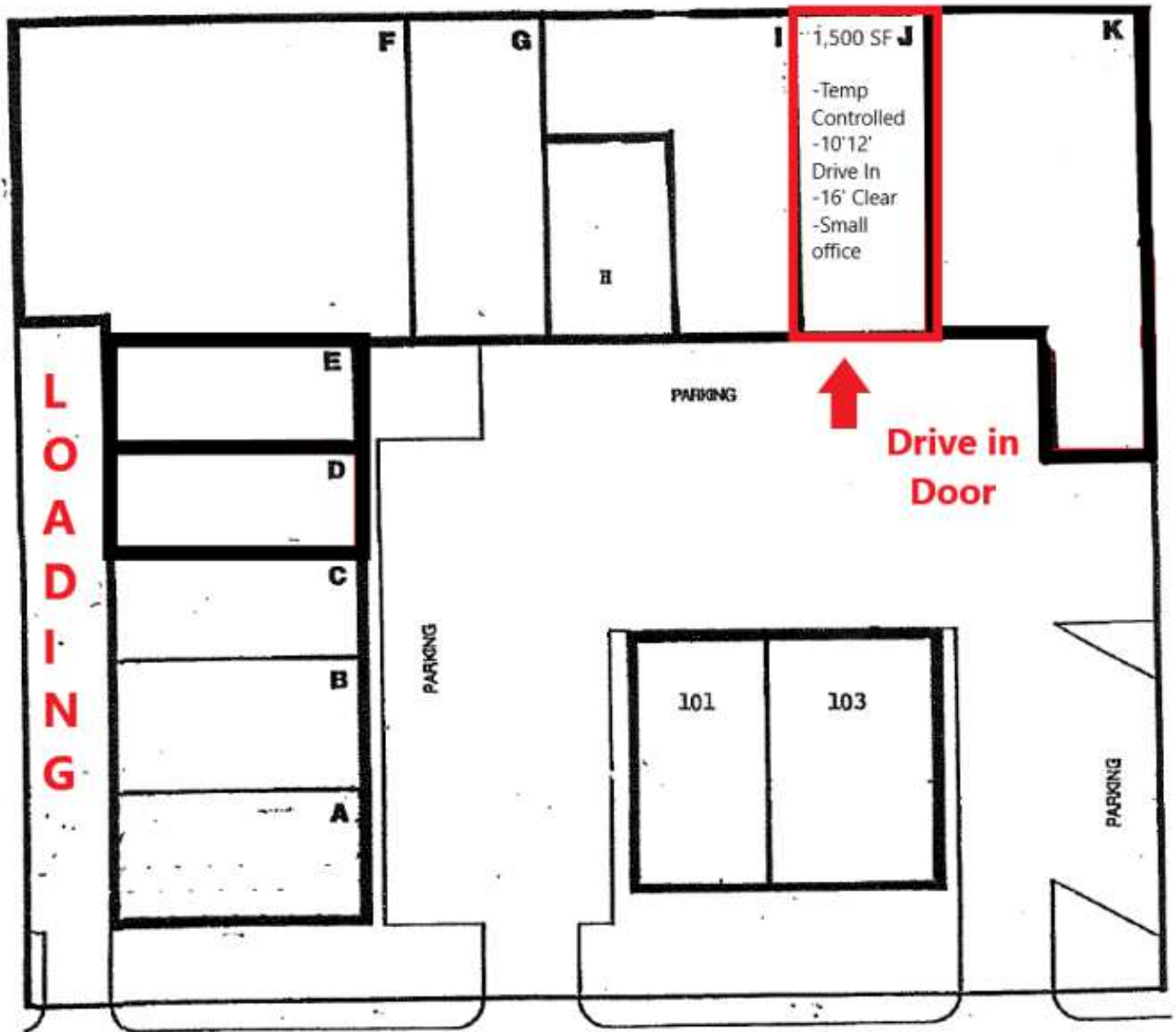
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1501 WEST TUFTS



FREESPAN WAREHOUSE

OFFERING SUMMARY

Available SF:	1,500 SF
Office SF:	~100 SF
Lease Rate:	\$12.50/SF NNN
Expenses:	\$5.21/SF
Power:	3 PH 208 Vt TBV
City/County:	Englewood/Arapahoe
Ceiling Height:	14' - 16'
Grade Level Doors:	1 - 10'x12'
Year Built:	1984
Zoning:	I-1
Cross Streets:	Santa Fe & Belleview

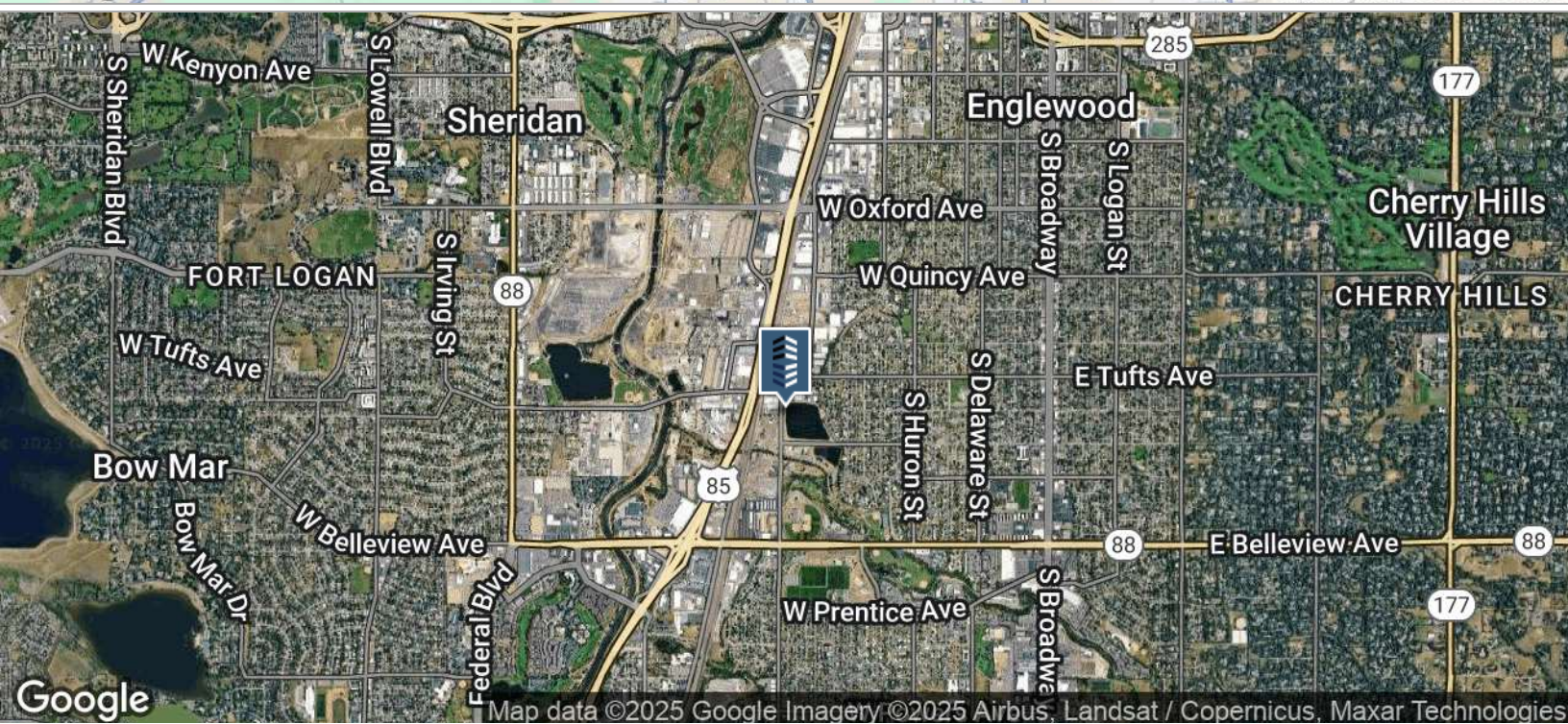
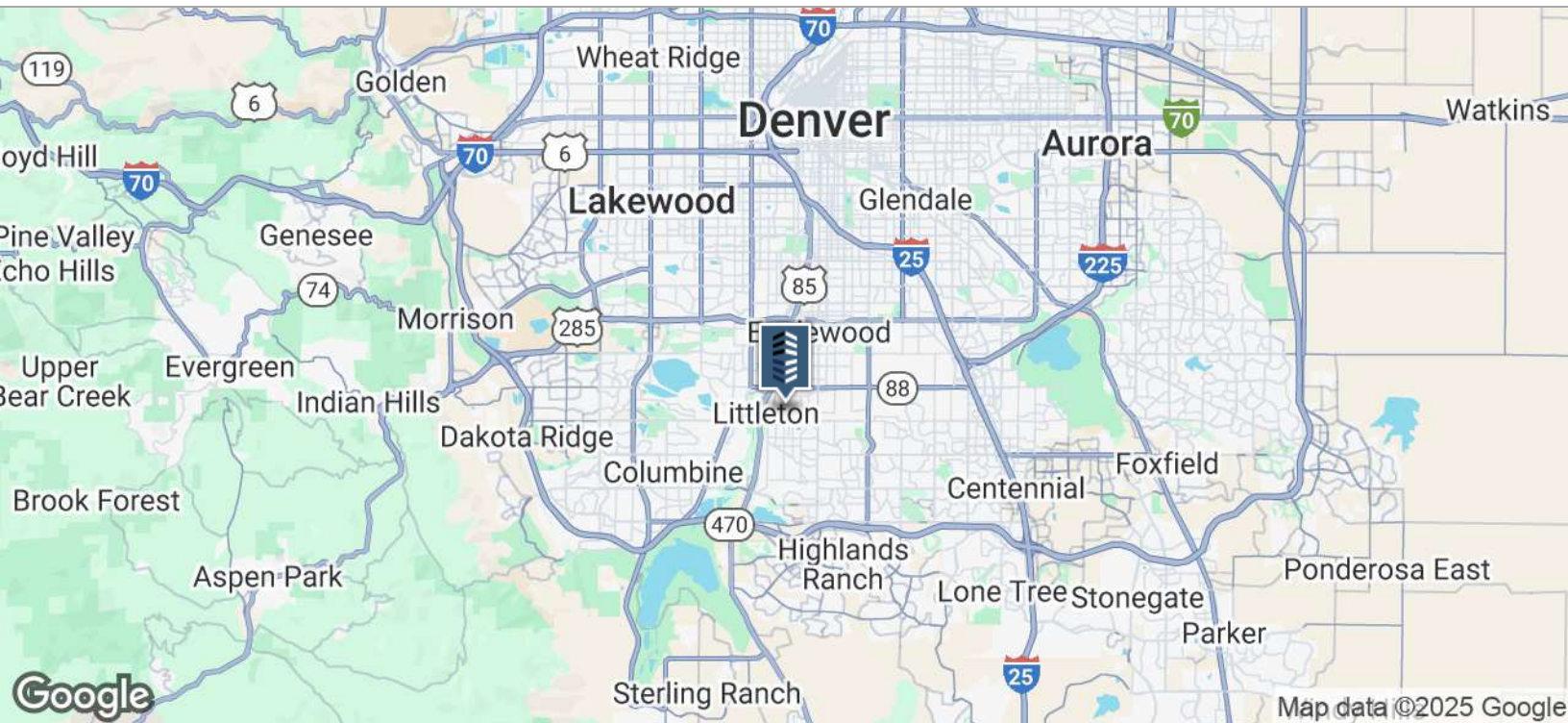
PROPERTY OVERVIEW

Well located Industrial building just off Belleview & Windermere in the Englewood Industrial Park. Hard to find smaller office warehouse units with heavy power and drive in loading.

UNIT HIGHLIGHTS

- Well Located Right off Belleview & Santa Fe
- Drive in Loading - 10' & 12' Loading Door
- Heavy 3 Phase Power - TBV
- Permissive I-1 Zoning
- 1 Private Offices and Bathroom
- Potential Mezzanine Storage
- Fully Temperature Controlled (Swamp Cooler & GFA Heaters)
- Freespan Warehouse with 14'-16' Clear Ceilings





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