



TCN  
WORLDWIDE  
REAL ESTATE SERVICES

FOR LEASE

1,500 SF Office Warehouse

1501-1545 W Tufts Ave | Englewood, CO 80110



Directly Off Bellevue & Windermere

## CONTACT:

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EXECUTIVE VICE PRESIDENT

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### **EARL DUFFY**

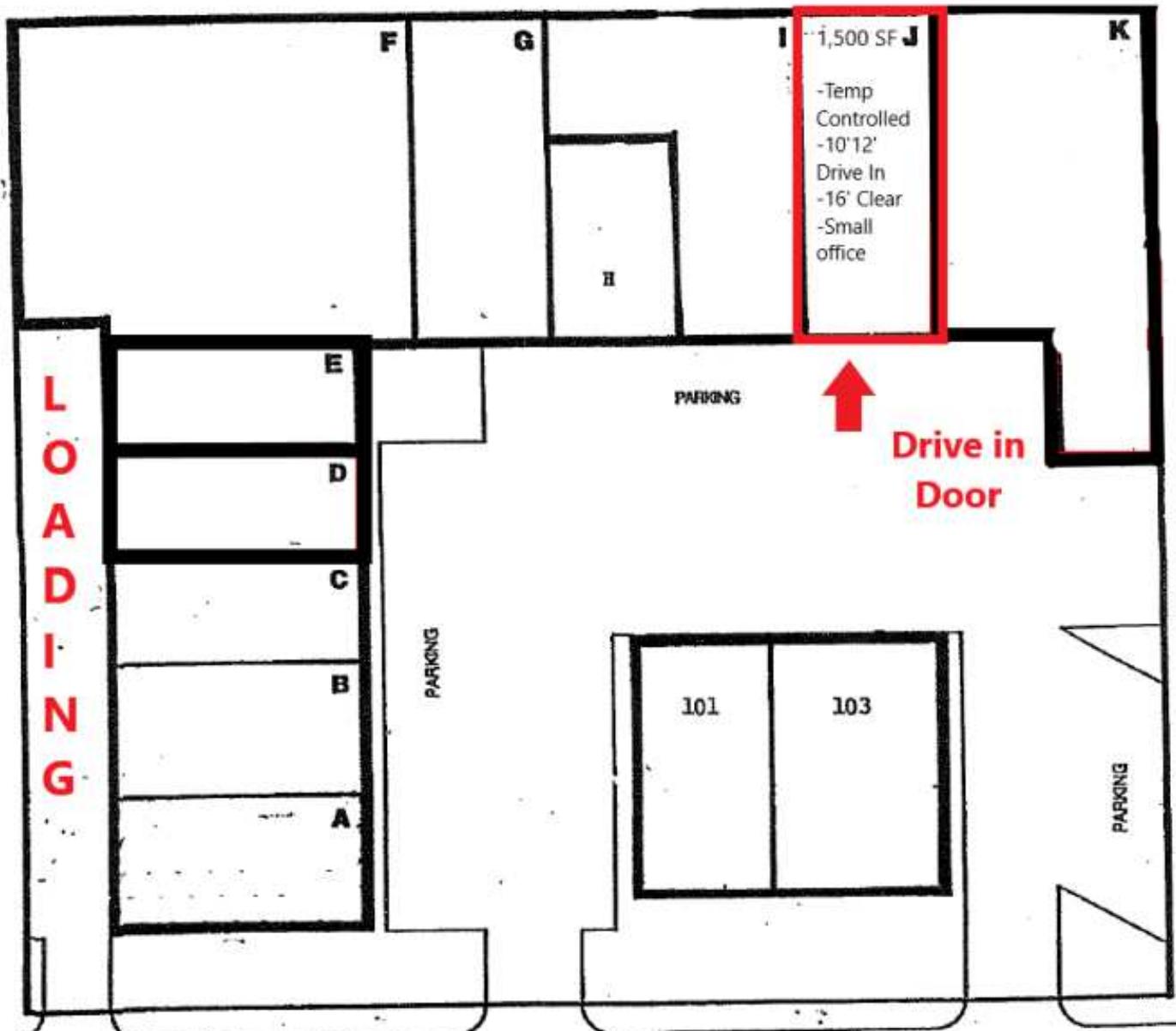
SENIOR BROKER ASSOCIATE

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## FREESPAN WAREHOUSE

### OFFERING SUMMARY

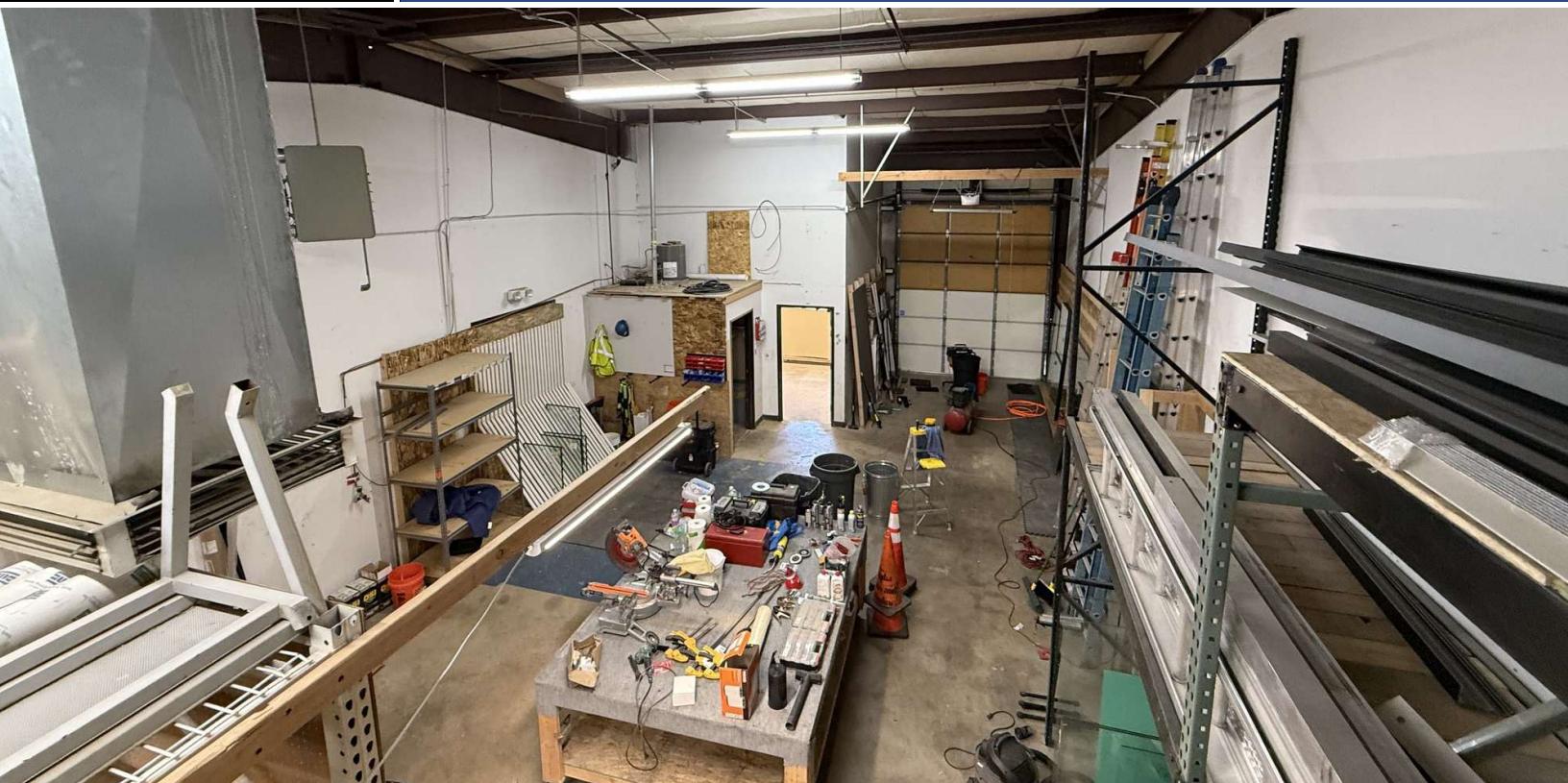
<b>Available SF:</b>	1,500 SF
<b>Office SF:</b>	~100 SF
<b>Lease Rate:</b>	\$12.50/SF NNN
<b>Expenses:</b>	\$5.21/SF
<b>Power:</b>	3 PH 208 Vt TBV
<b>City/County:</b>	Englewood/Arapahoe
<b>Ceiling Height:</b>	14' - 16'
<b>Grade Level Doors:</b>	1 - 10'x12'
<b>Year Built:</b>	1984
<b>Zoning:</b>	I-1
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

### PROPERTY OVERVIEW

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

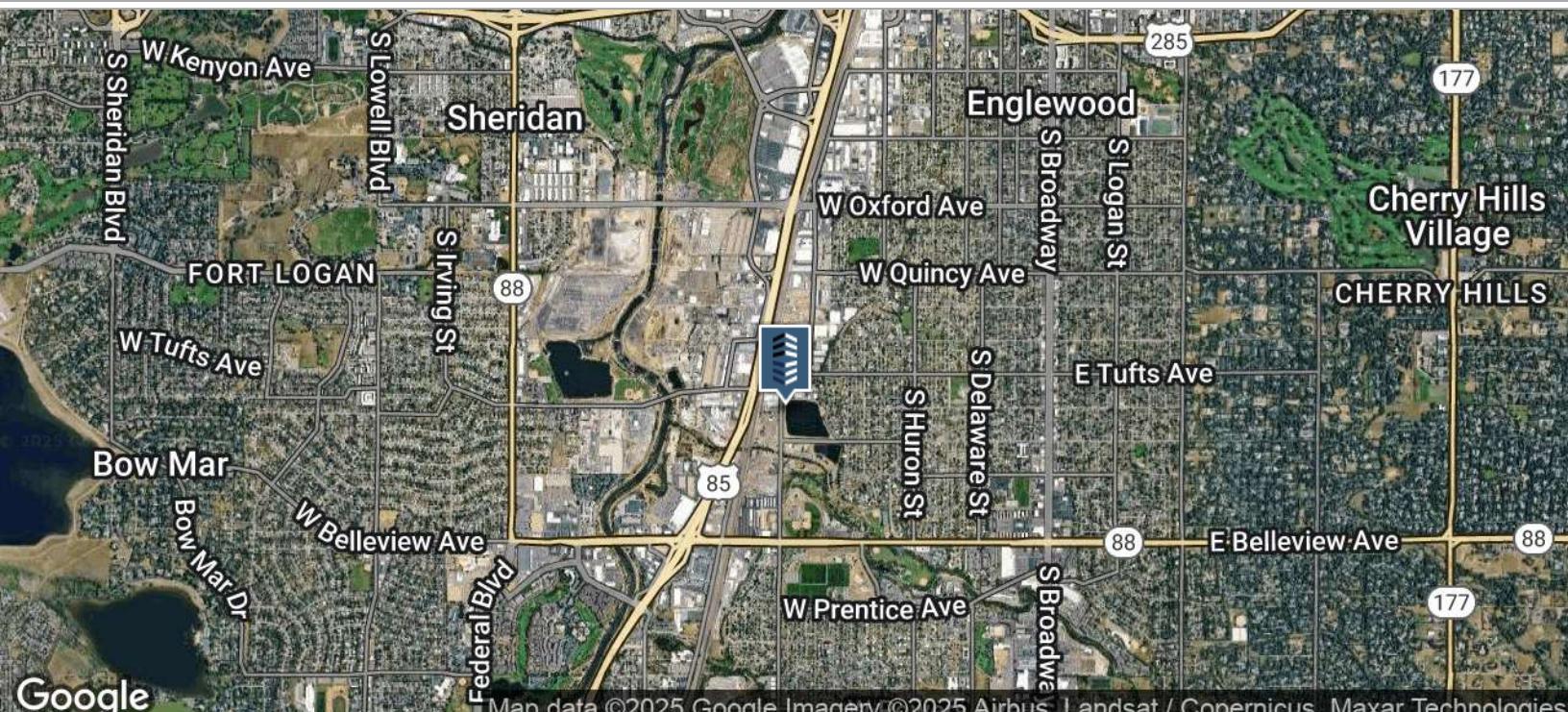
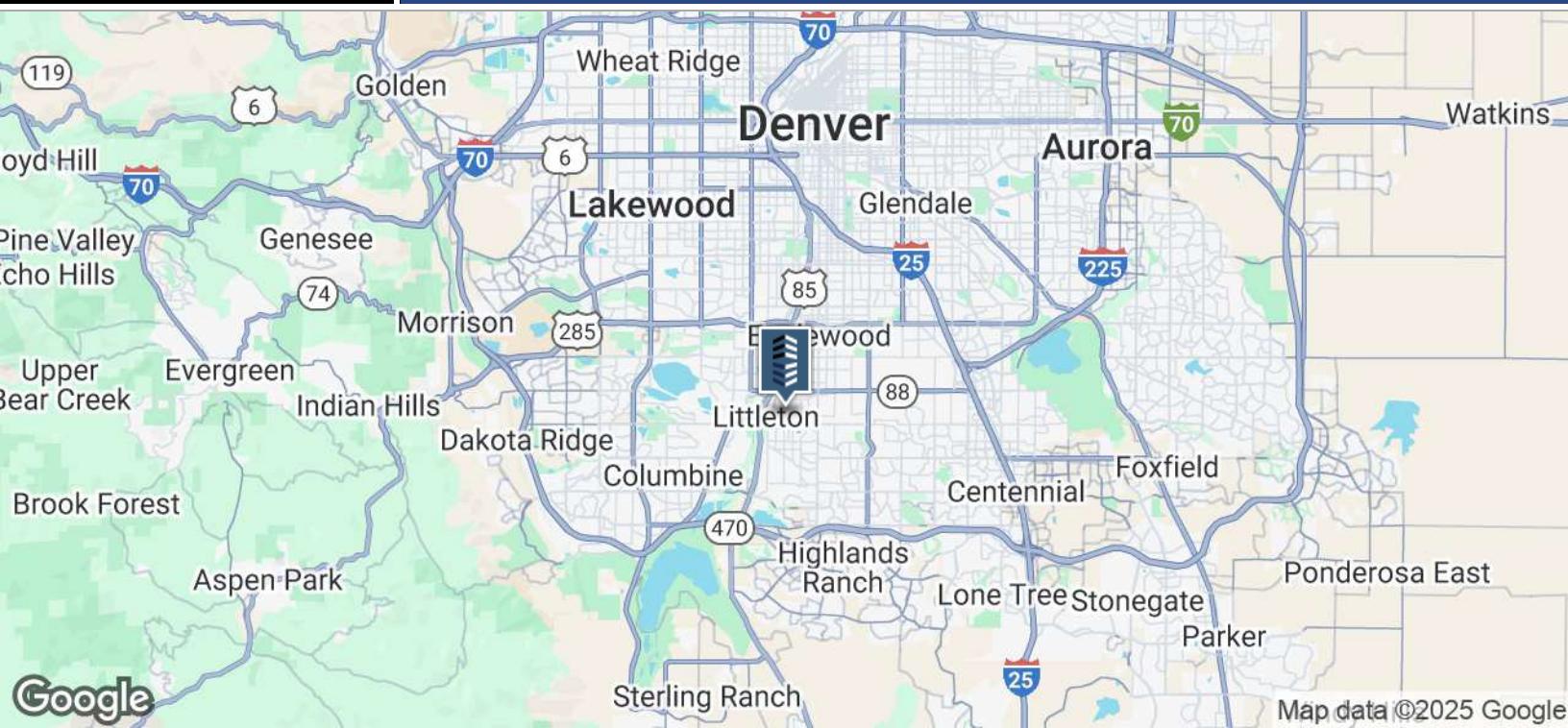
### UNIT HIGHLIGHTS

- Well Located Right off Bellevue & 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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