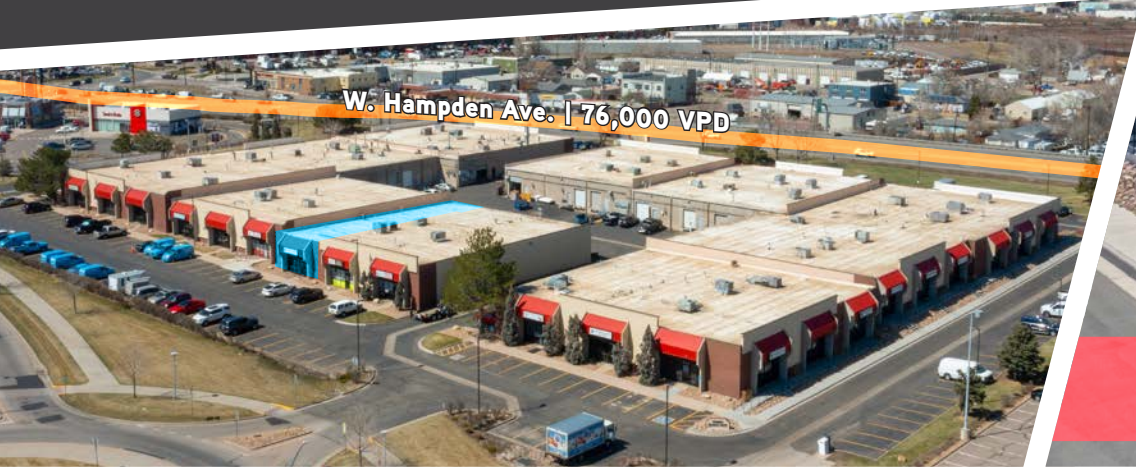




HAMPDEN BUSINESS CENTER



HAMPDEN FRONTAGE

3545 S. PLATTE RIVER DRIVE UNIT C

Sheridan, CO 80110



Abundant
restaurants and
shopping nearby



Excellent access
via Hampden and
Santa Fe



Retail visibility with
flex function



220 amp 3 phase
power



Ready to move in
vacancies

HIGHLIGHTS

- **Industrial/Retail/
Office Uses
Permitted**
- **Dock High and Drive
In Loading Available**
- **Identifiable
Monument Signage**

BUILDING INFORMATION

| | |
|---------------------|------------------------------|
| Total Project Size: | 108,406 SF |
| Available: | 2,767 SF |
| Office: | 1,592 SF |
| Loading: | One (1) Drive-In (10' x 12') |
| Clear Height: | 14' - 16' |
| City/County: | Sheridan/Arapahoe |
| Base Rent: | \$14.00/SF NNN |
| 2023 CAM: | \$5.51/SF |
| Zoning: | Industrial (Sheridan) |



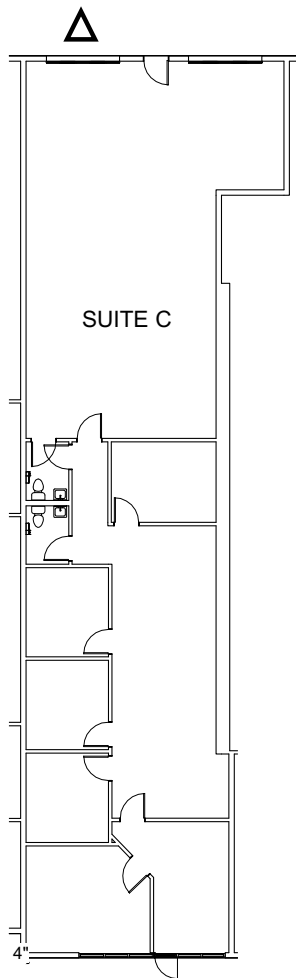
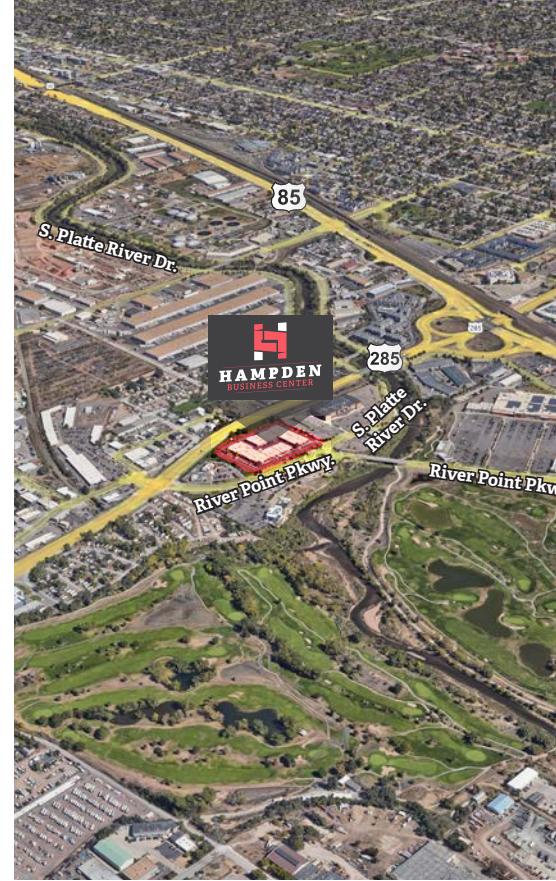
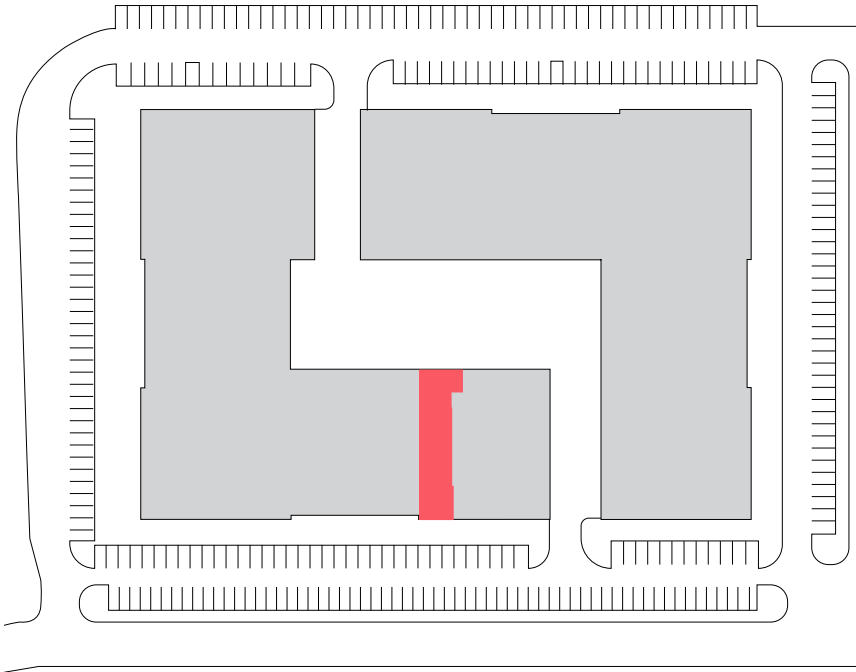
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FOR LEASE | UNIT C
2,767 SF



- = Dock
- △ = Drive In

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Brokerage Disclosure



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