

# 3755 S LIPAN ST.

ENGLEWOOD, CO

METAL MANUFACTURING BLDG.  
W/ YARD & CRANES  
FOR SALE OR LEASE

WINDERMERE ST.

LIPAN ST.

LEHIGH AVE.



VIEW DRONE VIDEO



# PROPERTY FEATURES

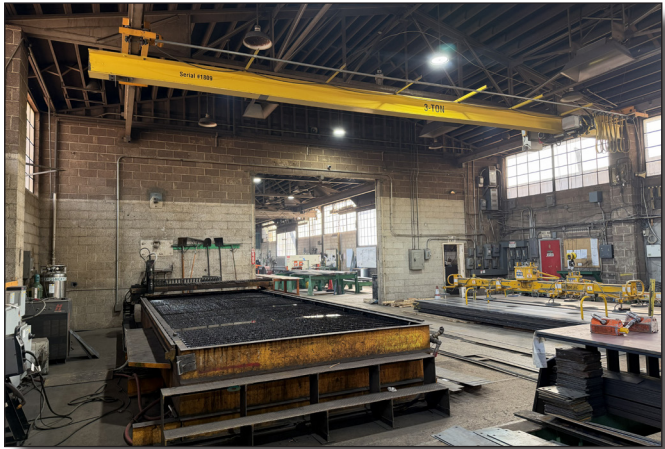
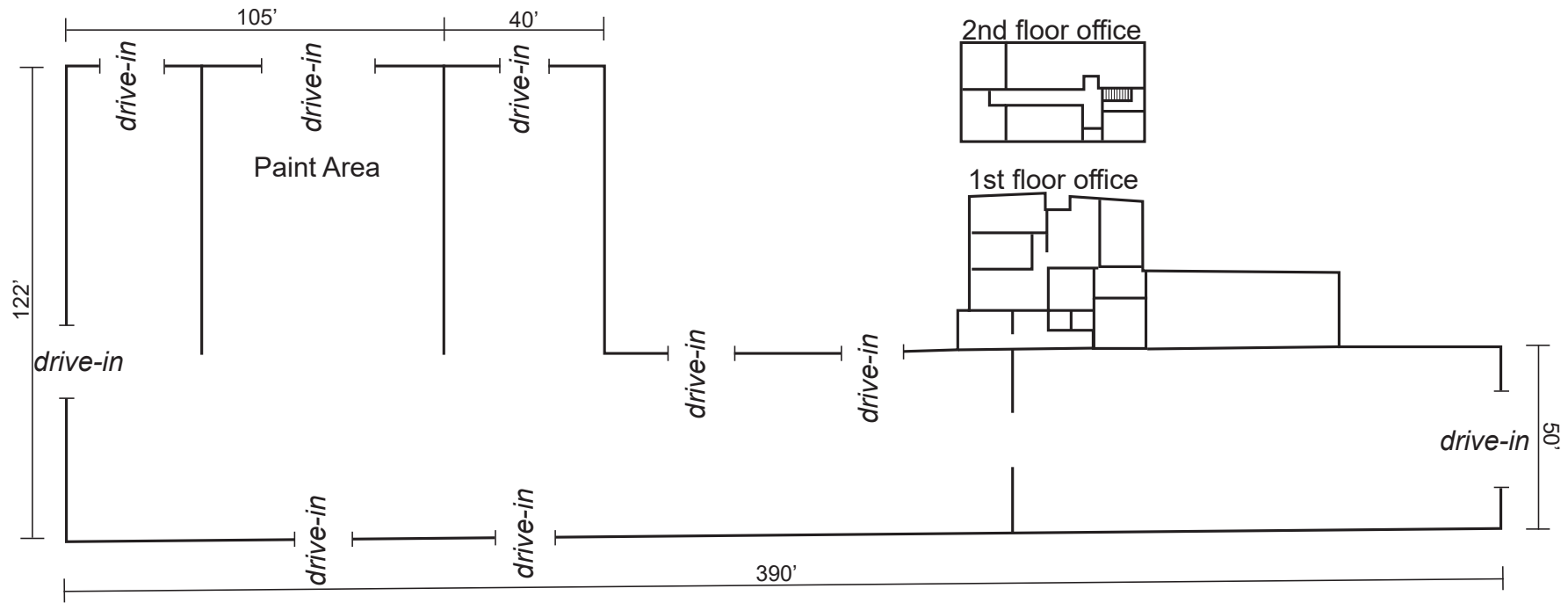
<b>Gross Building Size:</b>	34,652
<b>Office Area:</b>	3,000 SF
<b>Land Size:</b>	1.74 AC (full city block)
<b>Zoning:</b>	I-1 - Englewood
<b>Bridge Crane:</b>	(2) 3-ton, (3) 5-ton
<b>Clearance:</b>	16'-20'
<b>Power:</b>	Heavy
<b>Yard:</b>	Fenced
<b>Heat:</b>	Radiant/gas
<b>Loading:</b>	(9) drive-in doors
<b>City/County:</b>	Englewood/Arapahoe
<b>NNN:</b>	\$2.87/SF
<b>LEASE RATE:</b>	\$11.25/SF
<b>SALE PRICE:</b>	\$5,000,000 OR \$144/SF

This 34,652 square foot manufacturing facility is located in the highly sought after southwest industrial market. This clear-span property sits on a 1.74 AC city block and has large oversized loading doors, heavy power, multiple bridge cranes, and a large fenced yard.



## 3755 S LIPAN ST., ENGLEWOOD

# BUILDING LAYOUT



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W Colfax Ave.  
 Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

**Alex Ringsby**  
[alex@ringsbyrealty.com](mailto:alex@ringsbyrealty.com)  
 (303) 892-0120

**Scott Patterson**  
[scott@ringsbyrealty.com](mailto:scott@ringsbyrealty.com)  
 (303) 892-0121