

FOR LEASE

2000 W. UNION AVENUE, ENGLEWOOD, CO 80110



12,175 SF INDUSTRIAL/OFFICE WITH YARD \$13.00/SF + NNN

- 7,900 SF Office/Storage Building (Low-Clear Storage)
- 4,725 SF Garage Building (With Large Drive-Ins)
- Large Fenced Yard
- Heavy Power
- New HVAC in Office

Total Building Size:	12,175 SF
Year Built:	1961
Zoning:	I-1 (Englewood)
Property Taxes (2026):	\$33,577.88 (\$2.76/SF)
CAM & Insurance:	\$2.00/SF (Estimated)
Total NNN:	\$4.76/SF (Estimated)
Loading (Office):	Double Man-Door
Loading (Garage):	3 Drive-In
Yard Size:	Approx. 20,000 SF (Fenced)



