



FOR LEASE

2795 S Shoshone Street #B

2795 S Shoshone Street | Englewood, CO 80110



CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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OFFERING SUMMARY

#A Available SF:	2,500 SF
Lease Rate:	\$3,125 per month (MG) per unit
Office:	1,250 SF
Cross Streets:	South Tejon Street & West Amherst Avenue
Grade Level Door:	Yes 12'x10'
Year Built:	2005
Zoning:	I-1 (Industrial)

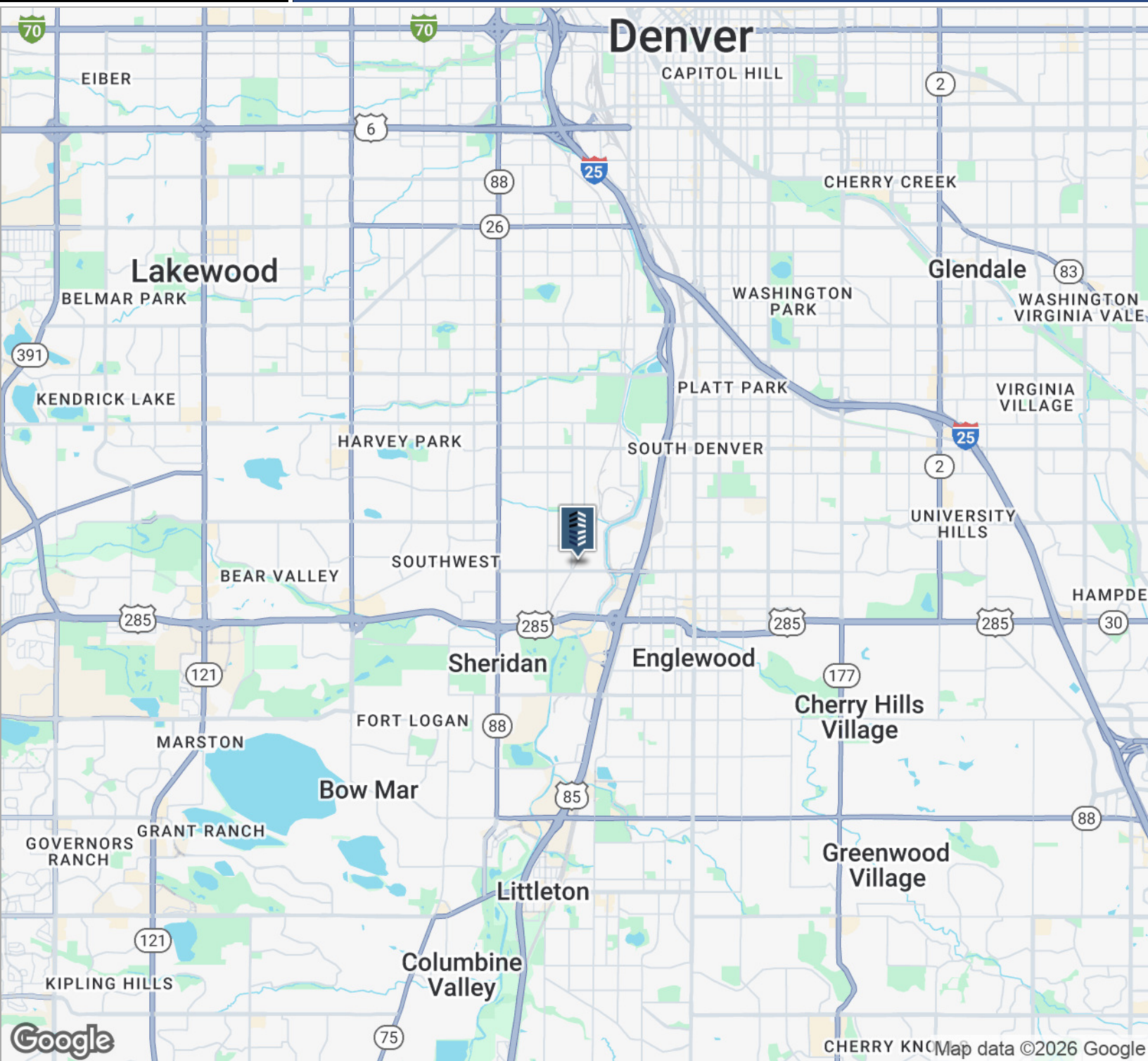
PROPERTY HIGHLIGHTS

- Excellent location near Dartmouth & Santa Fe, newer building
- 3 Phase / 220 Volt / 200 Amp power (to be verified by an electrician)
- Great for contractors, service companies, general office warehouse and more!
- 12'x10' drive in door per unit
- Lease for just \$3,125/mth plus utilities
- Open 1,250 SF warehouse area & restroom on the ground floor.
- 1,250 SF 2nd floor office area with two private offices and a restroom.
- Office and warehouse areas both have HVAC and are temperature controlled.

2,500 SF OFFICE/WAREHOUSE FOR LEASE



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