



FOR LEASE

2795 S Shoshone Street #B

2795 S Shoshone Street | Englewood, CO 80110



## CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

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## 2795 S SHOSHONE ST.

### 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'

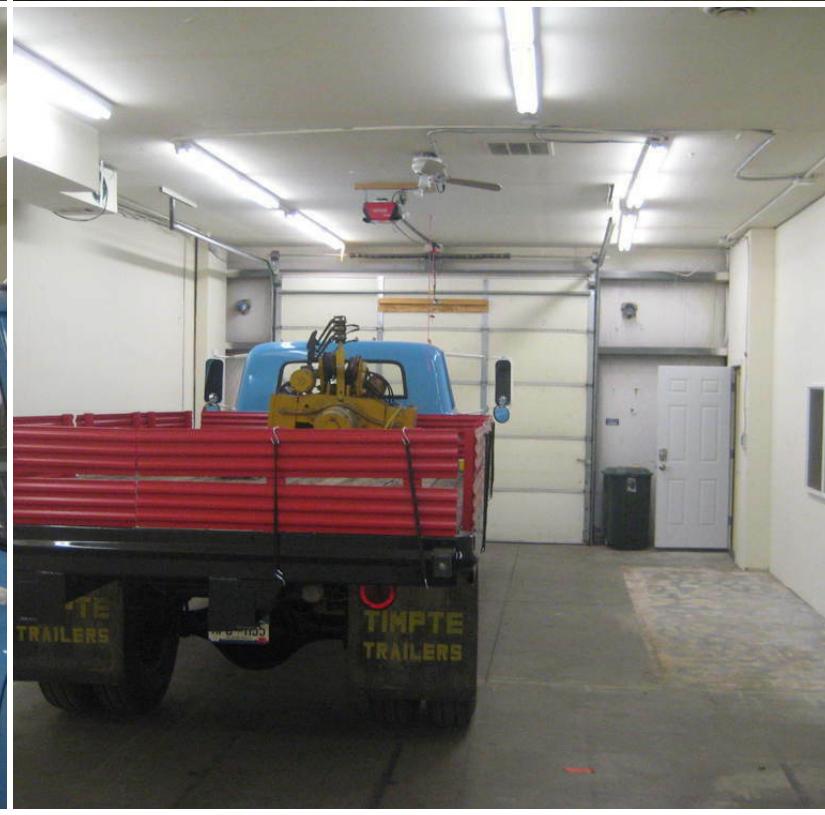
**Year Built:** 2005

**Zoning:** I-1 (Industrial)

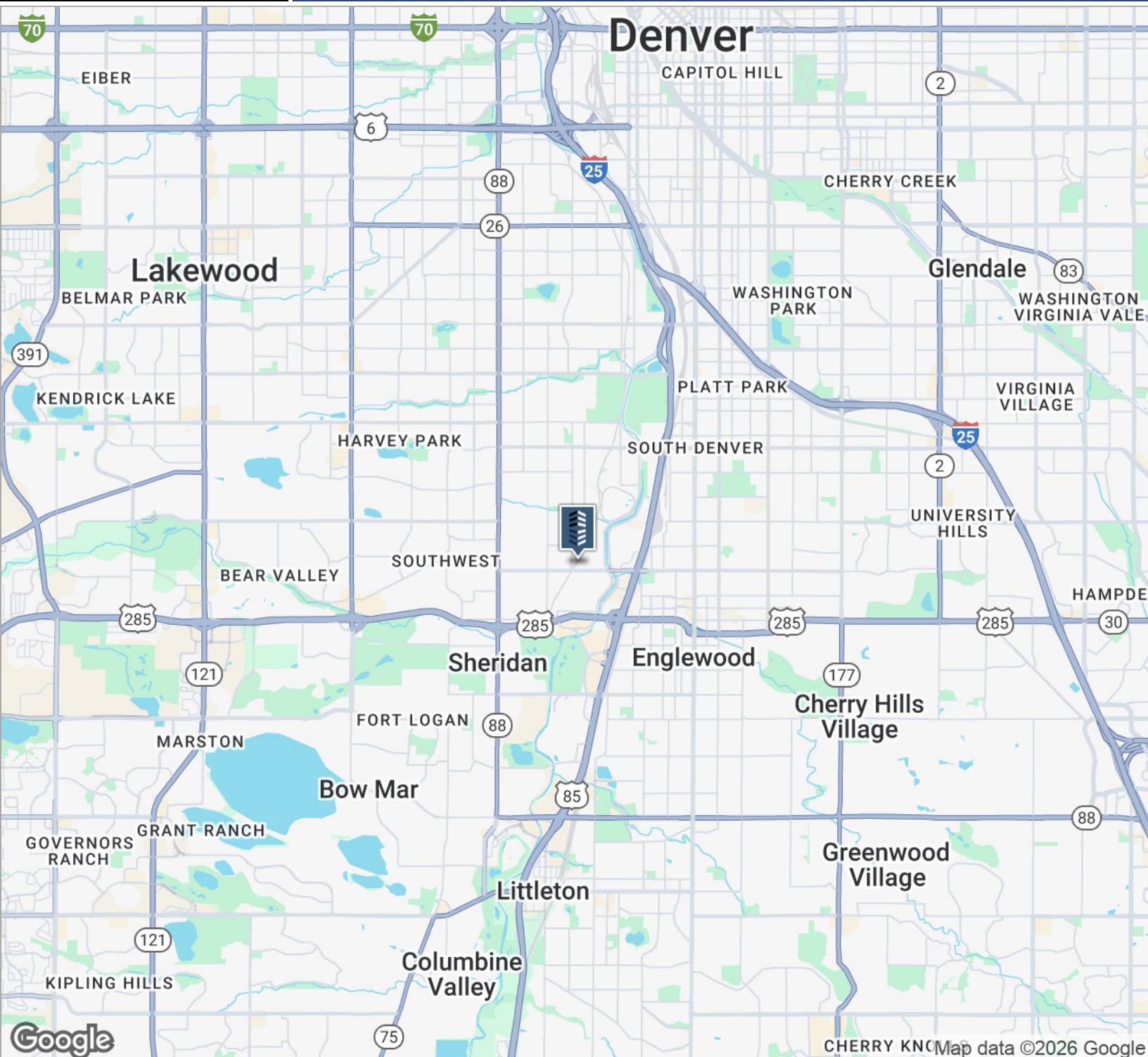
### PROPERTY HIGHLIGHTS

- 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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