



REDUCED LEASE RATE!

FUNCTIONAL WAREHOUSE SPACE FOR LEASE

3455 S ELIOT ST
ENGLEWOOD, CO 80110

Property Summary

- Englewood Industrial Building for Lease
- Roughly 10% Office, 90% Warehouse Split
- On-Site Parking (Ample)
- Drive-In Loading
- Flexible Lease Terms Available
- Prime Location at W Hampden & S Federal

Property Features

Lease Rate	\$12.00 \$10.00 / SF NNN
NNN Estimate	\$5.09 / SF
County	Arapahoe
Zoning	COM-C (Sheridan)
Building/Suite Size	5,500 SF
Loading	Two (2) 10' x 10' Drive-In One (1) 10' x 12' Drive-In
Clear Height	9.5'
Parking	Ample

For more information:



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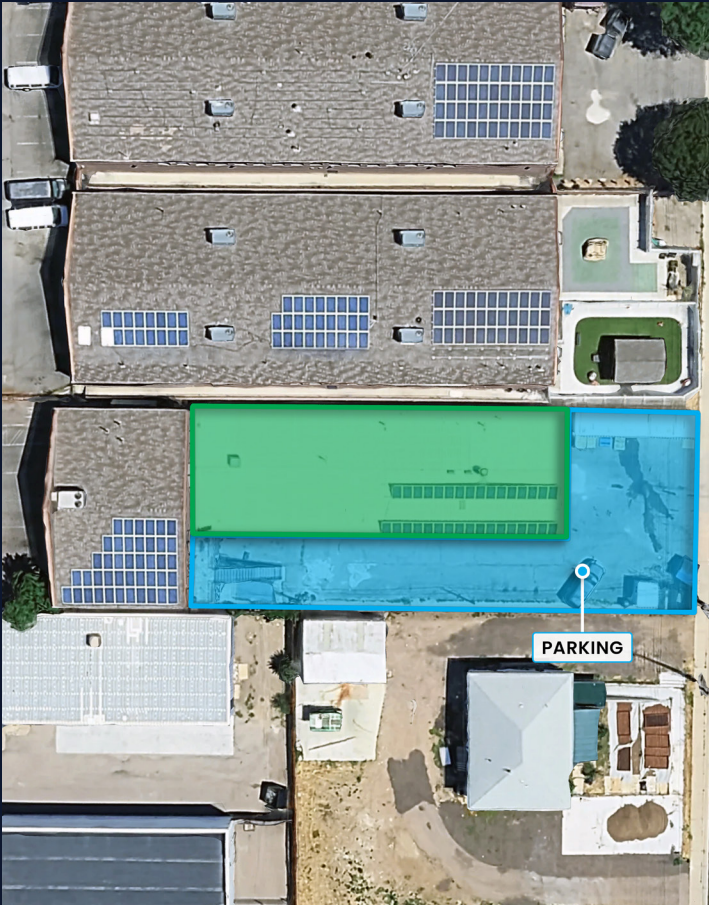
Michael DeSantis

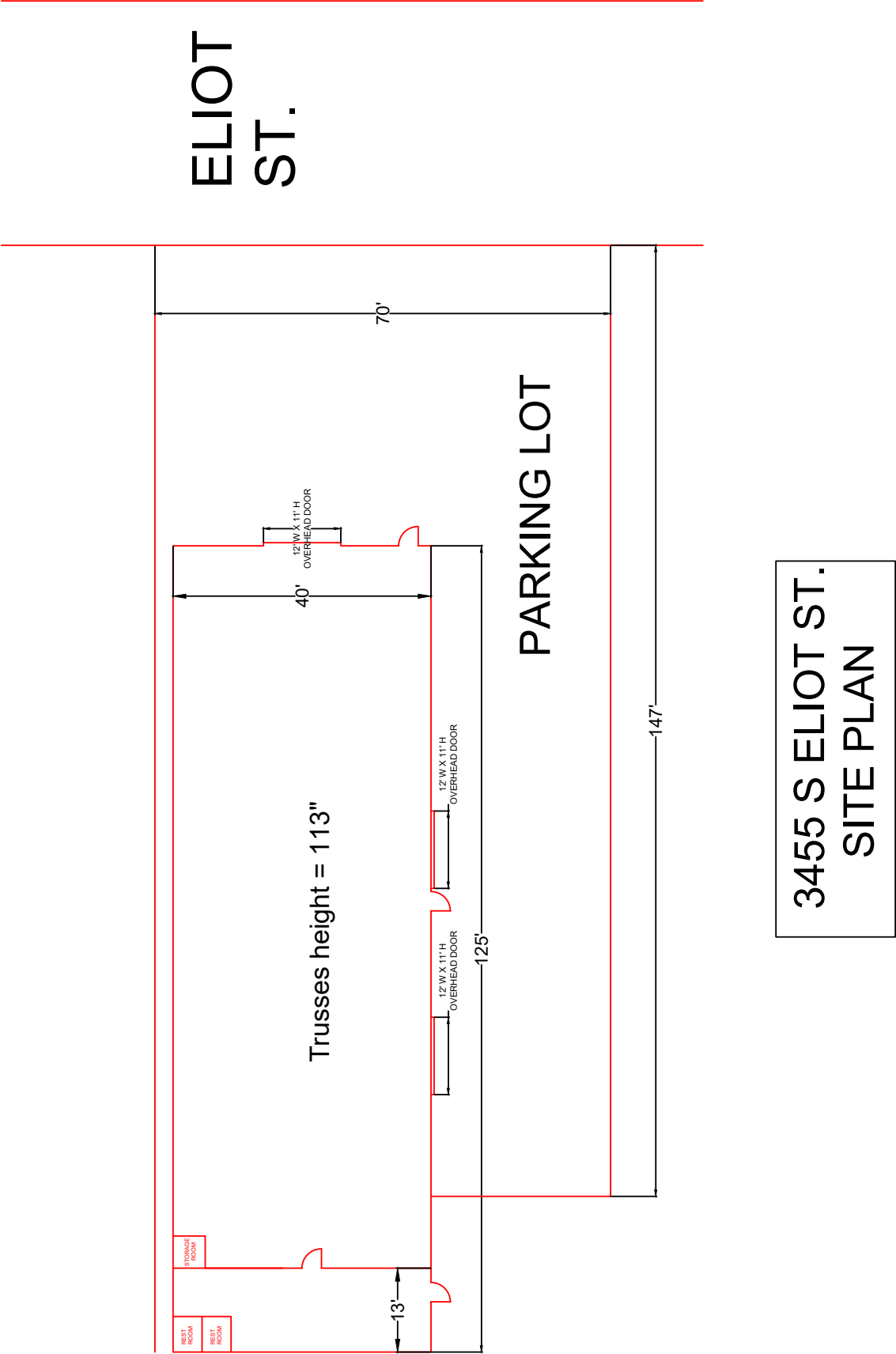
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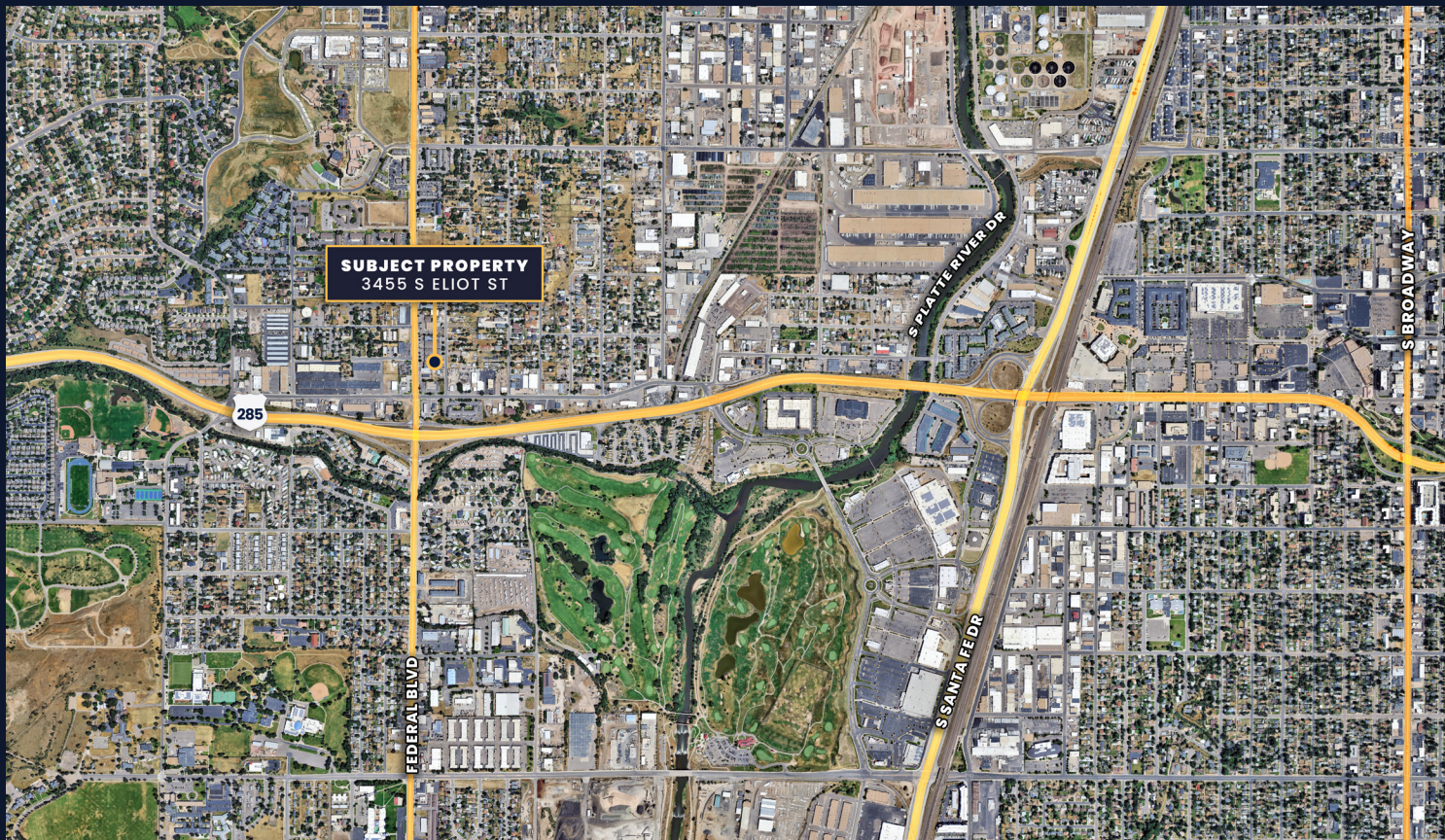
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