



FOR SALE

20,000 SF Office Warehouse On 1 Acre Lot

3251 S. Zuni St. | Englewood, CO 80110



3 12'X14' DRIVE INS-FREE SPAN

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## OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	0.92 Acres
Year Built/Renovated:	1976/2019
Building Size:	20,000 SF
Ceiling:	18' Clear Free Span
Renovated:	2019
Power:	1,000 Amps, 3 Phase
Loading:	Three 12'x14' Drive In
Zoning:	BUS-LI (Sheridan)
Taxes (2020):	\$40,230.57
City/County:	Englewood/Arapahoe
Price / SF:	\$112.50

## PROPERTY OVERVIEW

Well located right Dartmouth & S Zuni, former headquarters for Denver Drywall. Ideal for another large contracting group, engineering company, general office warehouse uses, service uses, and many more. Building is free span with 4 large 12'x14' drive in doors, multiple banks of restrooms, small fenced yard area, outdoor storage racks, and 5,000 SF of mostly renovated office area. Corner executive offices with wet bar and private restroom. Heavy 1000 amp 3 phase power.

## PROPERTY HIGHLIGHTS

- Former Headquarters of Denver Drywall for over 40 years -
- Excellent Office Layout, Perfect of Contractors, Engineers, Architects
- Approximately 11,000 sf of fenced and secure yard
- Warehouse is Clear Span, Additional 3,500 sf Mezzanine Storage (Not Included in SF)
- Entirely Temp Controlled
- Large Training Rooms, Perimeter Privates
- Fully CAT 5 cabled ether net through-out building













