



FOR LEASE

7,400 SF W/ Large Fenced Yard

1408 W Quincy Ave | Englewood, CO 80110

RATE REDUCED!



**5,000 SF 4 Bay Warehouse With 2,400 SF
Detached Office Building Large Fenced Yard**

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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12'X14' DRIVE IN DOORS

OFFERING SUMMARY

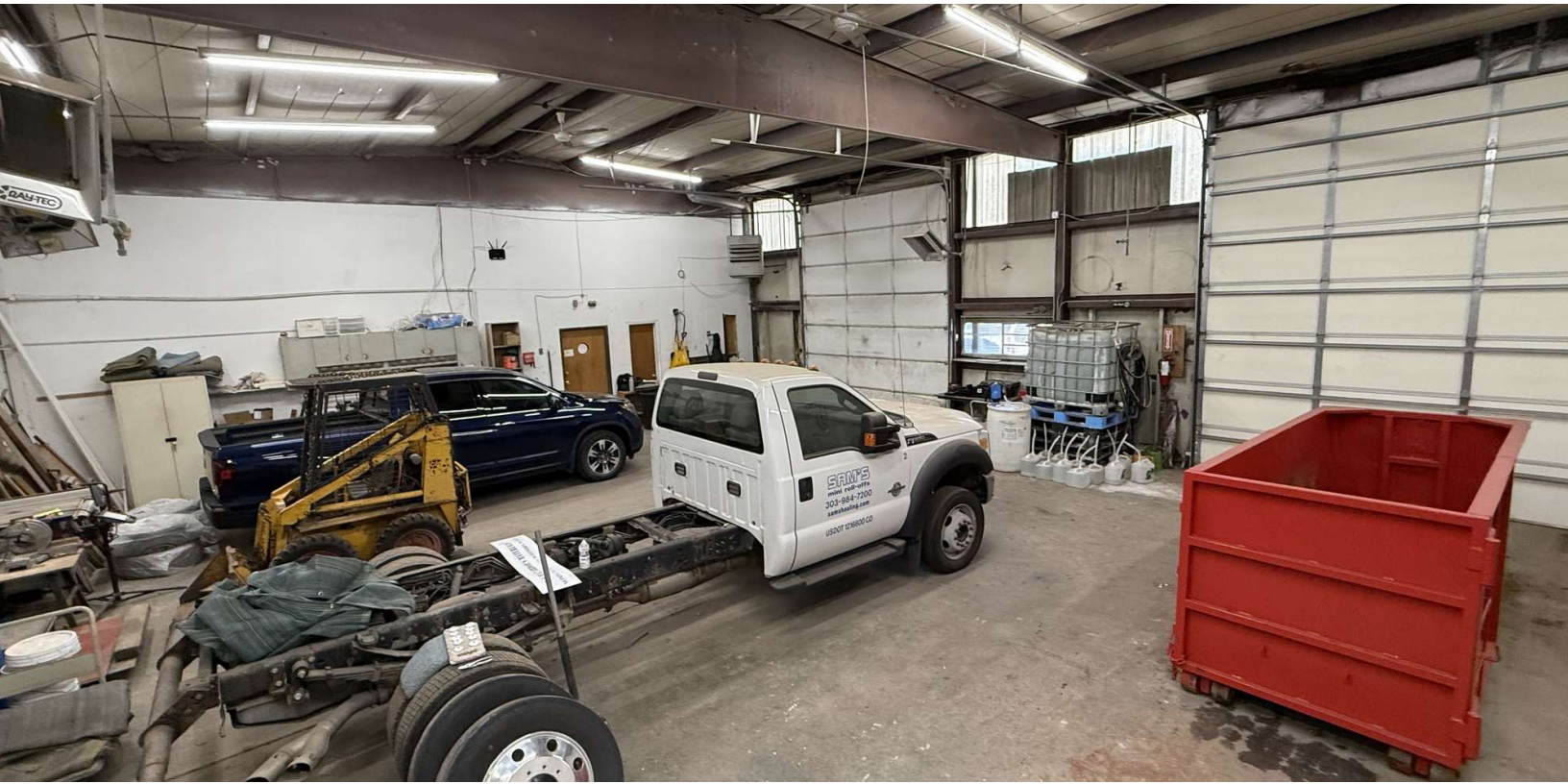
Available SF:	7,400 SF
Lease Rate:	<u>\$16.50/SF</u> \$20/SF NNN
Est. NNN:	\$5.34/SF
Warehouse SF:	5,000 SF
House/Office SF:	2,400 SF
Lot Size:	.97 AC
Yard:	Fenced and Partially Paved
Loading:	Two 12'x14' Drive in Two 10'x14' Drive in
WH Clear Height:	16'
Zoning:	I-1
City/County:	Englewood/Arapahoe

PROPERTY OVERVIEW

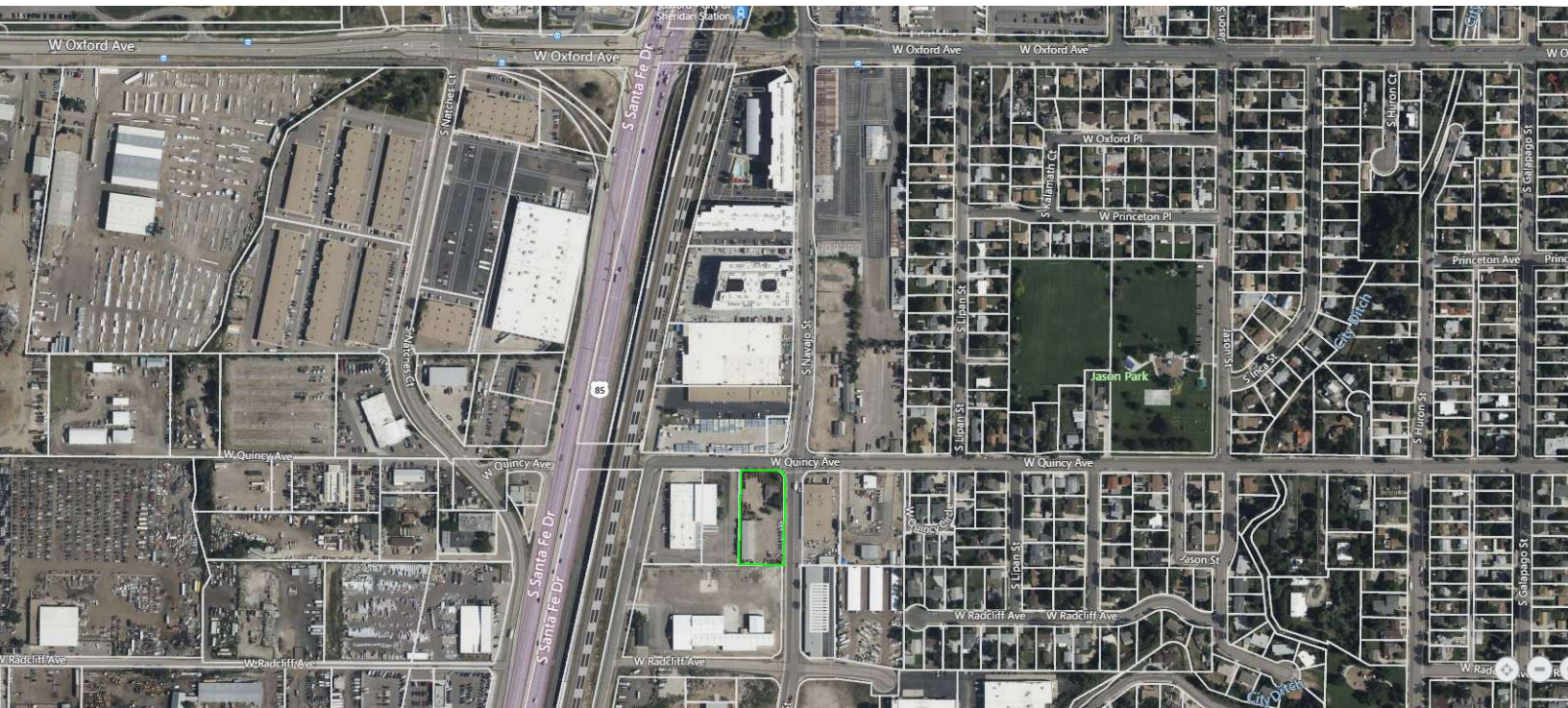
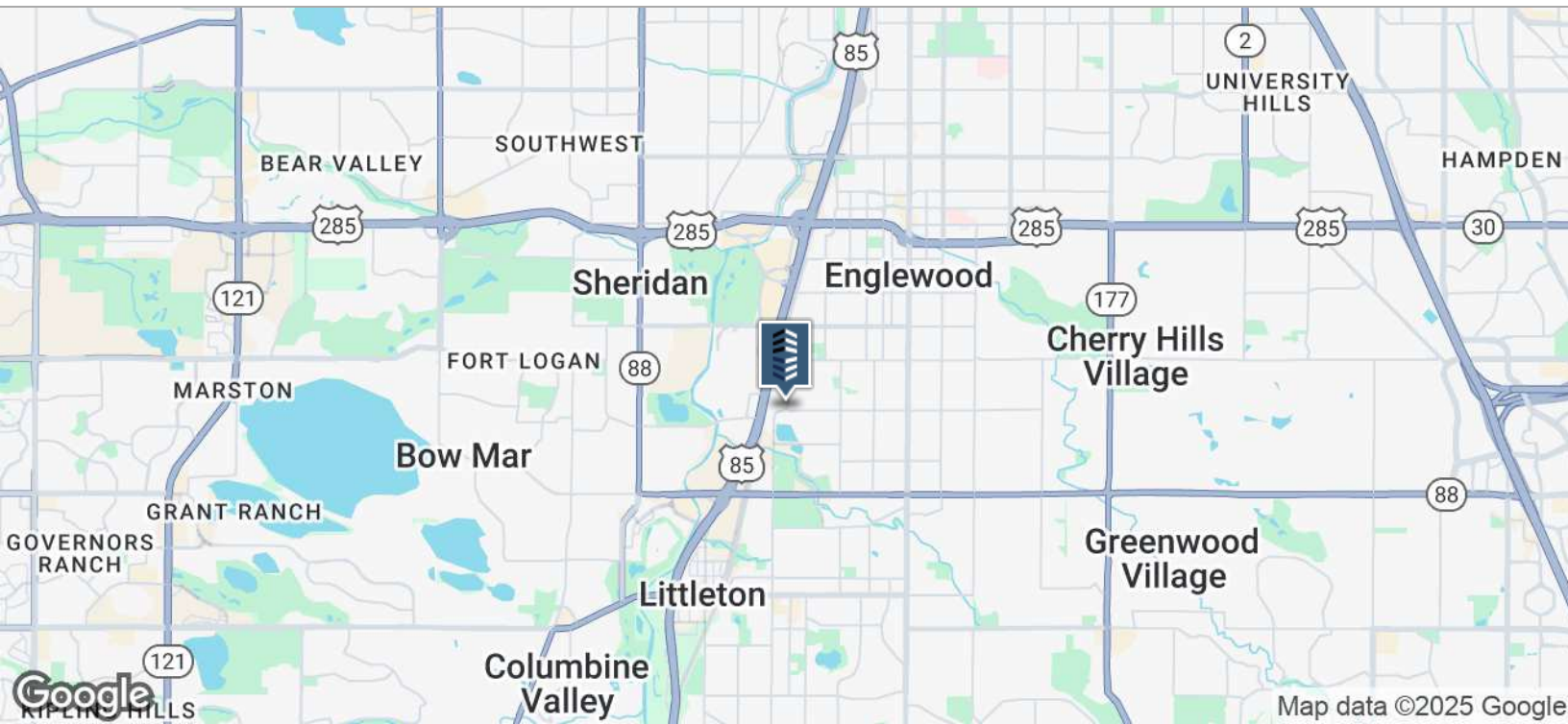
Prime 7,400 SF industrial building on a .97-acre lot with highly sought-after I-1 zoning, allowing for outdoor storage. Located in an excellent Englewood location with strong visibility and curb cuts on multiple streets. Features include a spacious warehouse, oversized drive-in loading doors, and fenced yard space—ideal for contractors, service companies, or businesses needing outdoor storage with quality warehouse space.

PROPERTY HIGHLIGHTS

- Heavy I-1 Zoning allows for Outdoor Storage
- 4 Oversized Drive ins
- 2,400 SF Office Bldg (Former House)
- Floor Drains located in Warehouse
- Fully Fenced Property and Yard
- Easy Access to the Denver Metro Via S Santa Fe Dr.
- Occupancy January 1, 2026







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