



FOR SUBLEASE

3,300 SF Whse With An Oversized Drive-In Door

2721 West Oxford Avenue #1 | Sheridan, CO 80110



PROPERTY BROCHURE

CONTACT:

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OFFERING SUMMARY

Unit #1: 3,300 SF

Lease Rate: \$17.15 SF/yr (MG)

Grade Level Doors: One 12'x12'

Ceiling Height: 14.0 FT

Year Built: 1986

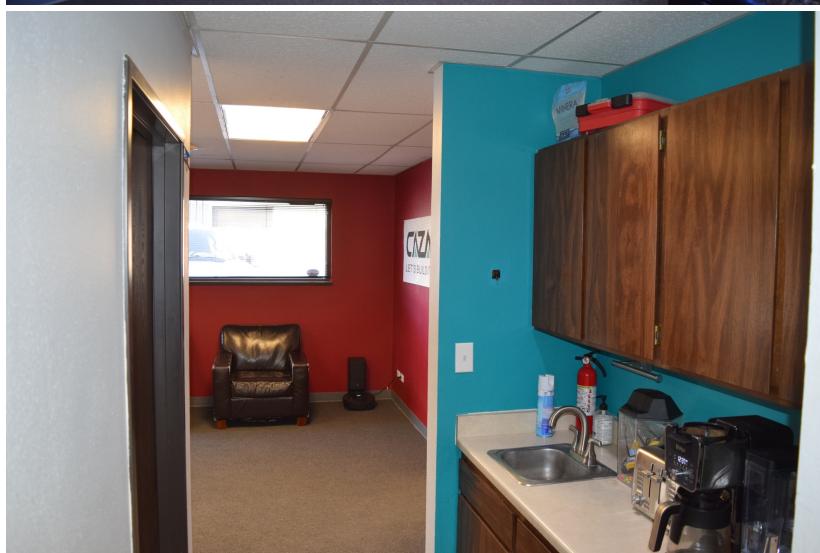
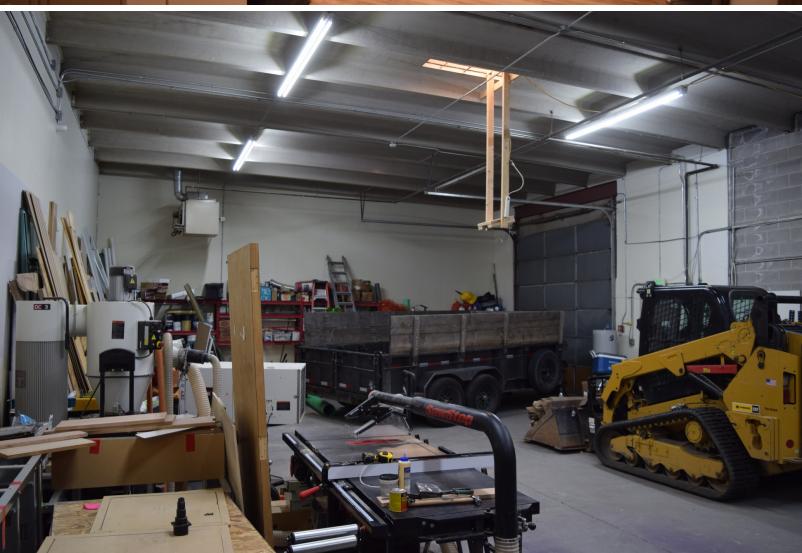
Renovated: 2021

Zoning: PUD industrial

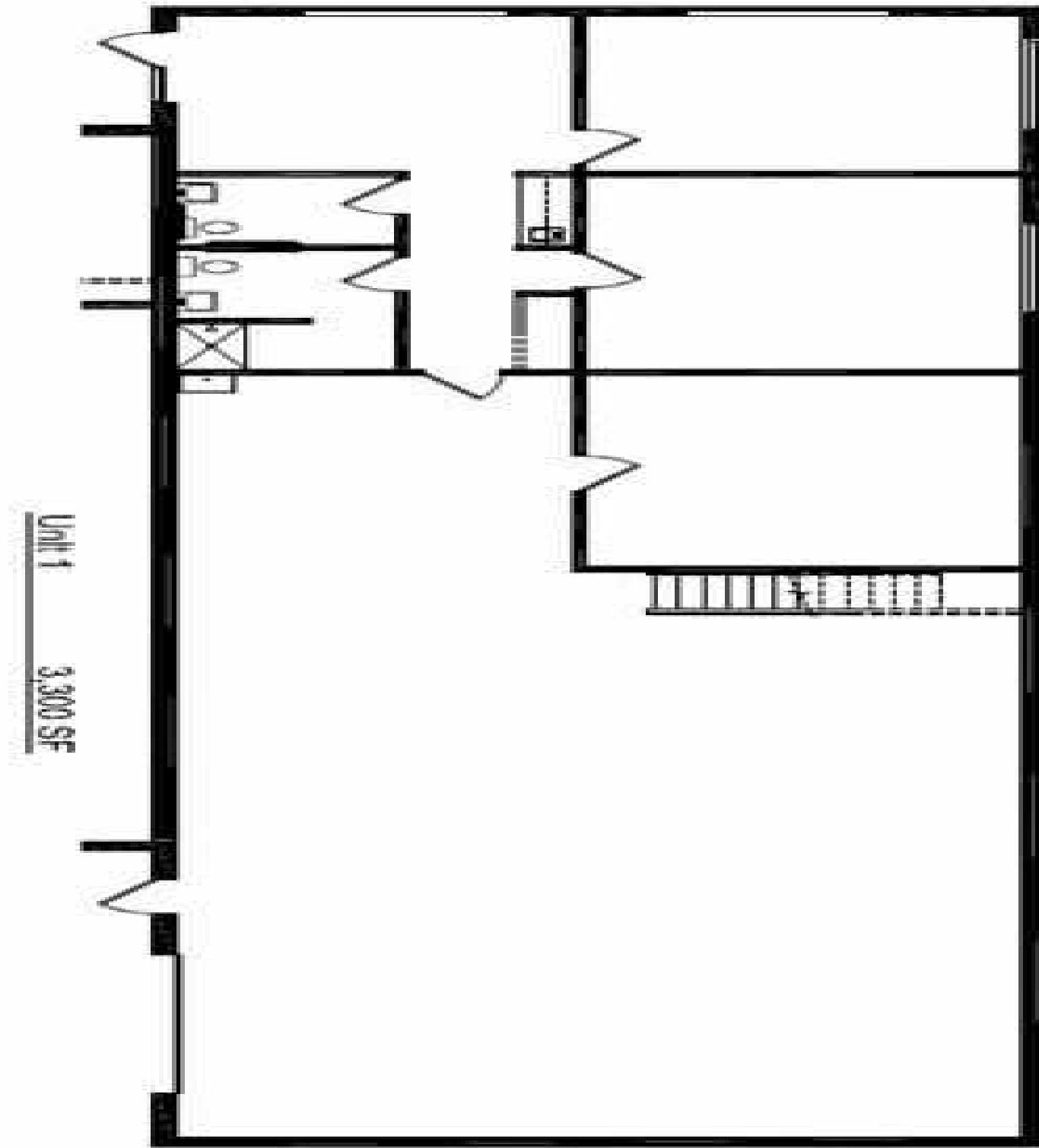
PROPERTY HIGHLIGHTS

- Located at the Northeast corner of West Oxford Ave and South Federal Blvd in Sheridan.
- Approximately 1,000 SF of office (reception, 3 private offices, 2 RRs with a shower).
- Bonus mezzanine storage area not included in the square footage.
- Large 12'x12' over-sized drive-in door.
- Sublease available through March 31st, 2027 - longer terms available.
- Sublease rate of just \$4,635/mth plus utilities.

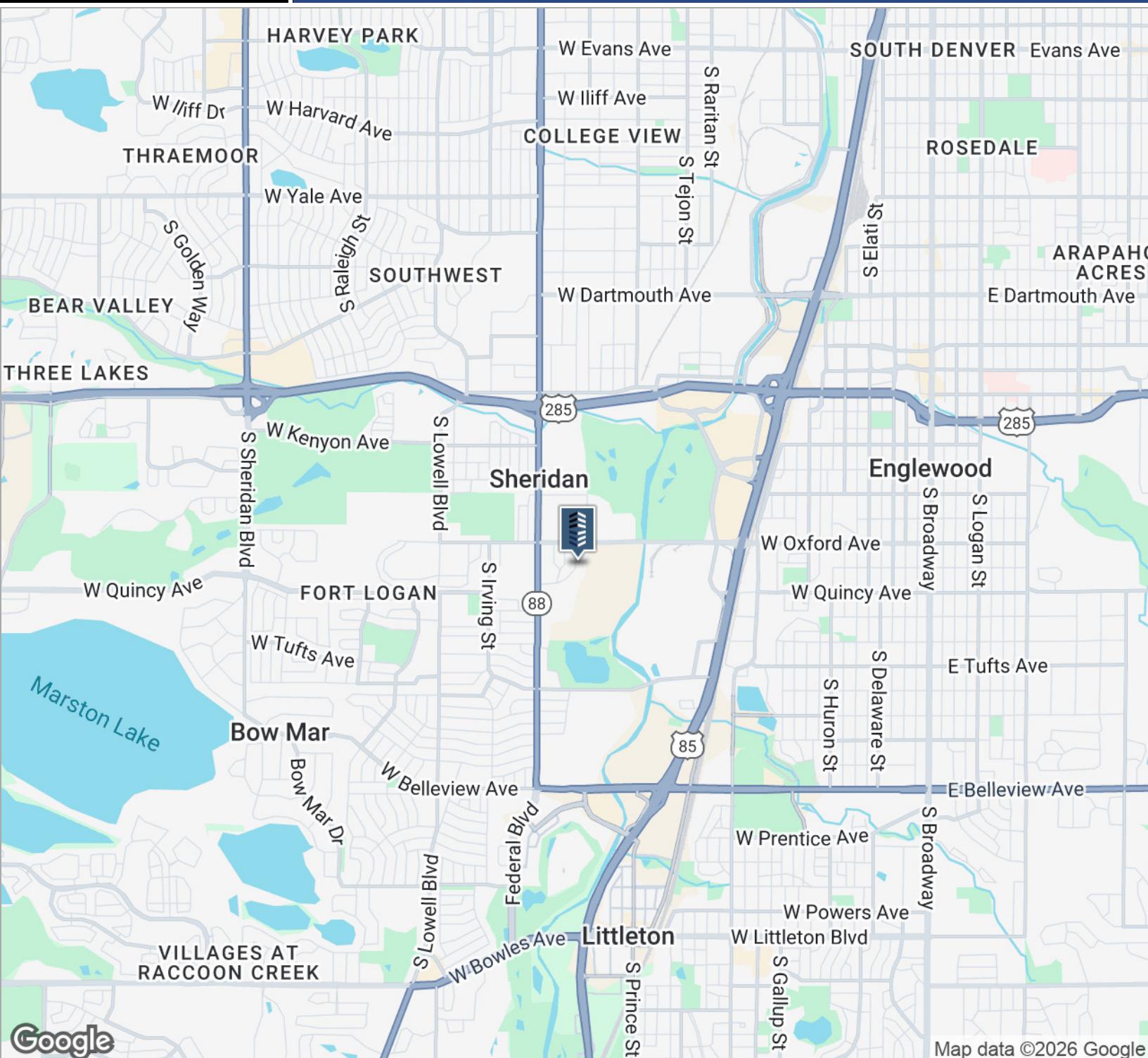
3,300 SF WAREHOUSE SPACE WITH AN OVERSIZED DRIVE-IN DOOR



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