



FOR SUBLEASE

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

2721 West Oxford Avenue #1 | Sheridan, CO 80110



PROPERTY BROCHURE

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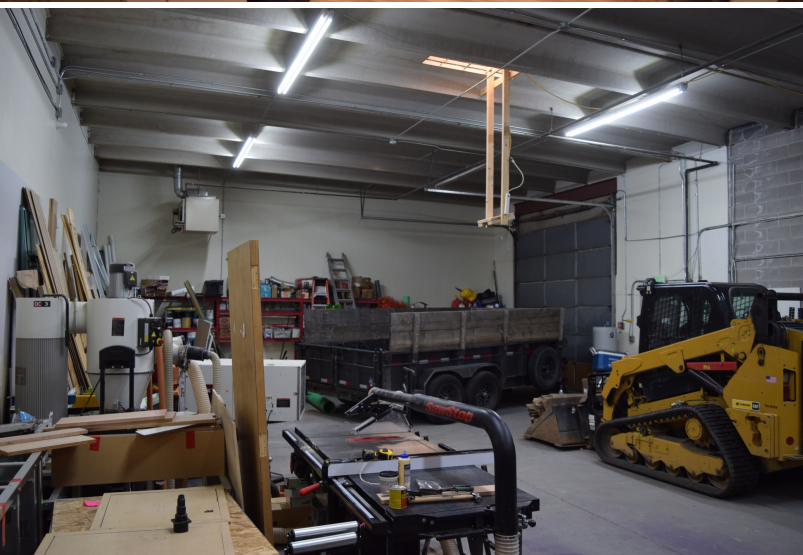
OFFERING SUMMARY

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

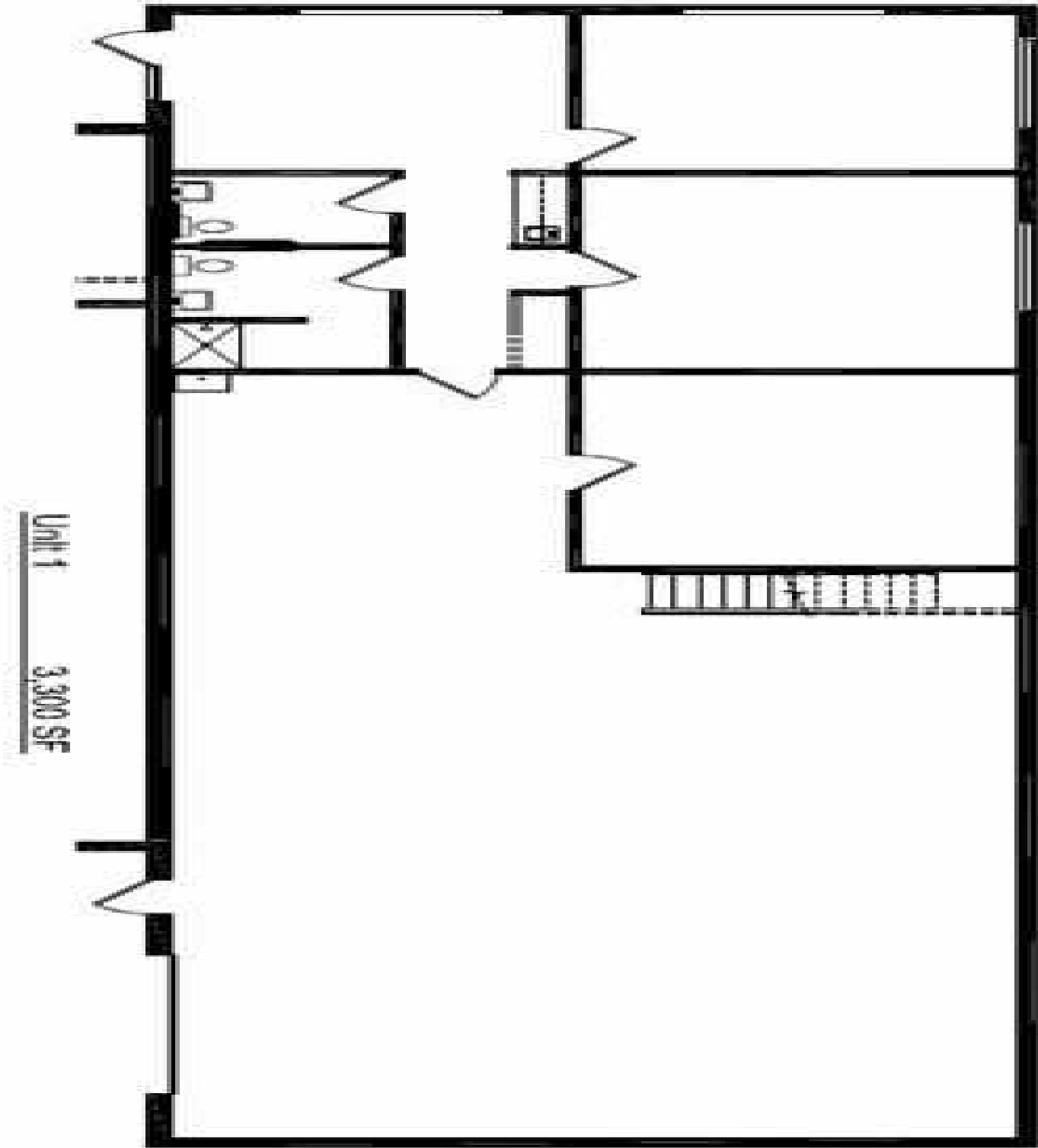
PROPERTY HIGHLIGHTS

- 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.

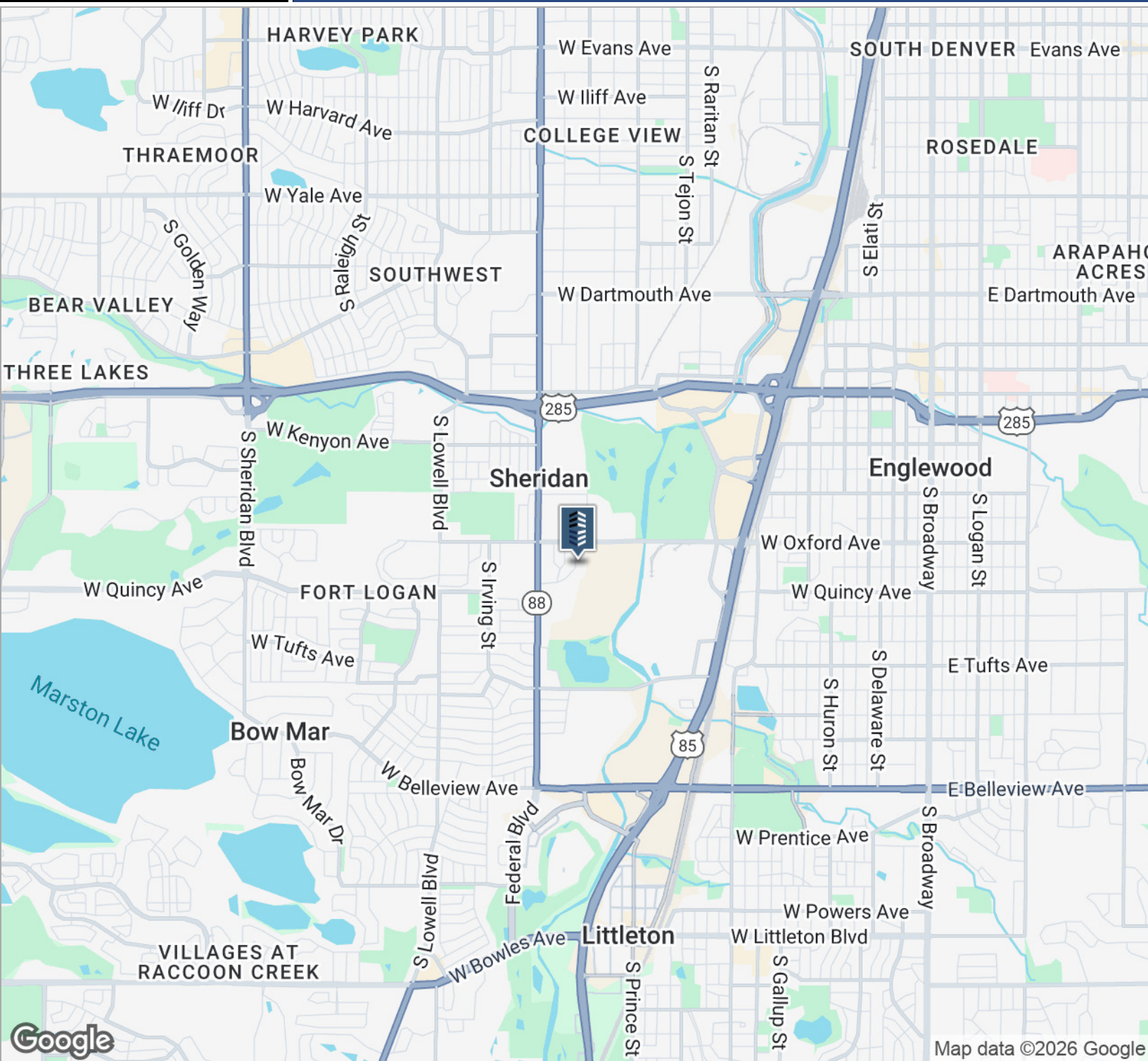
3,300 SF WAREHOUSE SPACE WITH AN OVERSIZED DRIVE-IN DOOR



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