

FOR LEASE
Office/Warehouse Bldg
3367 S Eliot St
Englewood, CO 80110



3367 S Eliot St offers a flexible office/warehouse opportunity in a well-connected Englewood location. With competitive asking rates, excellent visibility, and functional layout, this building is ideal for businesses seeking a strategic foothold in Denver's south metro industrial corridor.



HIGHLIGHTS

- ±4,500 SF office/warehouse building
- Lot size: 9,384 SF (0.215 acres)
- Built: 1986 (metal frame & siding)
- Ample surface parking
- One dock door
- Easy access to Hampden Ave & Federal Blvd
- Close proximity to major highways, public transportation, and amenities
- Expenses: Taxes and Insurance = \$4.50 psf

\$10 Modified Gross

CONTACT

BILL COLANGELO

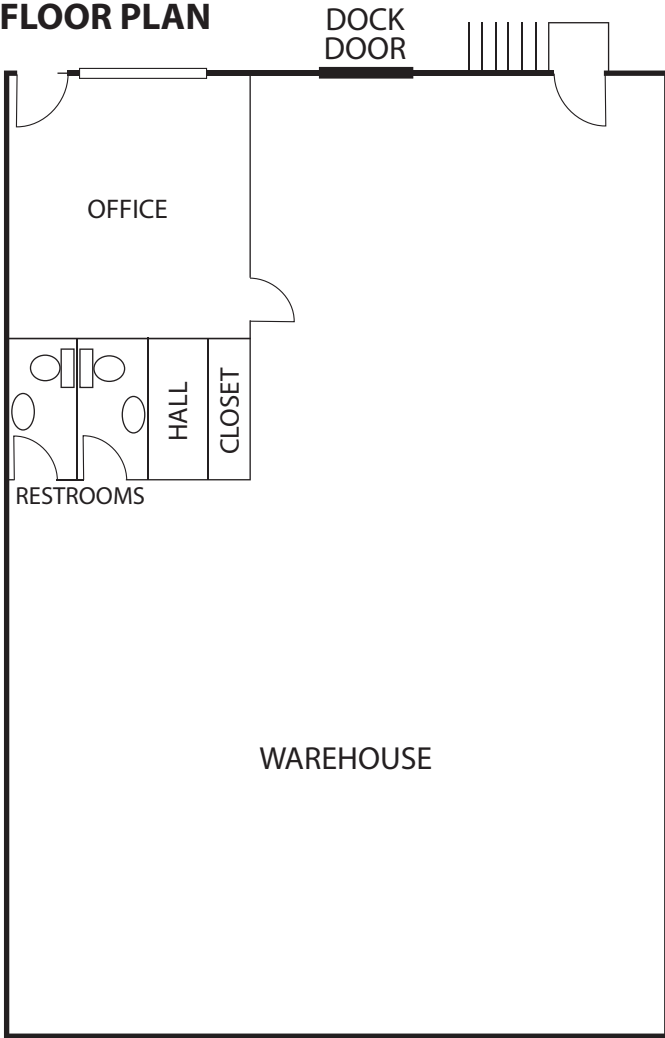
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FLOOR PLAN



SITE PLAN

