

FOR LEASE

16,200 SF BUILDING

2261 W CORNELL AVE
ENGLEWOOD • CO

INDUSTRIAL PROPERTY

MATT KULBE *Principal*

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navpoint

PROPERTY OVERVIEW

PROPERTY ADDRESS 2261 West Cornell Avenue,
Englewood, CO, USA

PROPERTY TYPE Industrial

ZONING I-1 Englewood

TOTAL SF 16,200 SF

SITE SIZE 0.593 Acres

CLEAR HEIGHT 18'

LEASE RATE \$11.00/SF/YR NN

NN EXPENSE RATE \$3.07/SF/YR (2025 Estimated)

YEAR BUILT 1974

- Approx. 2,000 SF Office/Showroom, 14,200 SF Warehouse
- Mezzanine Storage
- Small Fenced Area
- 2 Large Drive In Doors
- Potential 0.75 Acres Outdoor Storage Lot Available to Lease (See page 5)



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	12,577	148,033	366,114
2025 Estimate	12,366	142,917	384,700
Growth 2025-2030	1.7%	1.7%	1.8%
Average Age	36	39	39
Average Household Income	\$82,000	\$111,400	\$118,300

BUSINESS

Labor Force	6,766	80,497	199,204
Workday Population	16,519	141,485	379,516



LOCATION OVERVIEW

85

85



S Wyandot St

W Cornell Ave

OUTDOOR STORAGE



**ADDITIONAL
FENCED STORAGE
LOT AVAILABLE**

**0.75 ACRES
\$4,000/MO NN**

S Zuni St

W Cornell Ave

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S Wyandot St

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