



FOR SALE
15,821 SF

INDUSTRIAL

3250 SOUTH ZUNI ST,
ENGLEWOOD, CO 80110

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*Novel*Commercial
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FINANCIAL SUMMARY

OFFERING PRICE **\$2,850,000**

LEASABLE AREA **15,821 SF**

PRICE PER SF **\$180**

POSSIBLE USES **Warehouse
Distribution
Manufacturing
R&D**

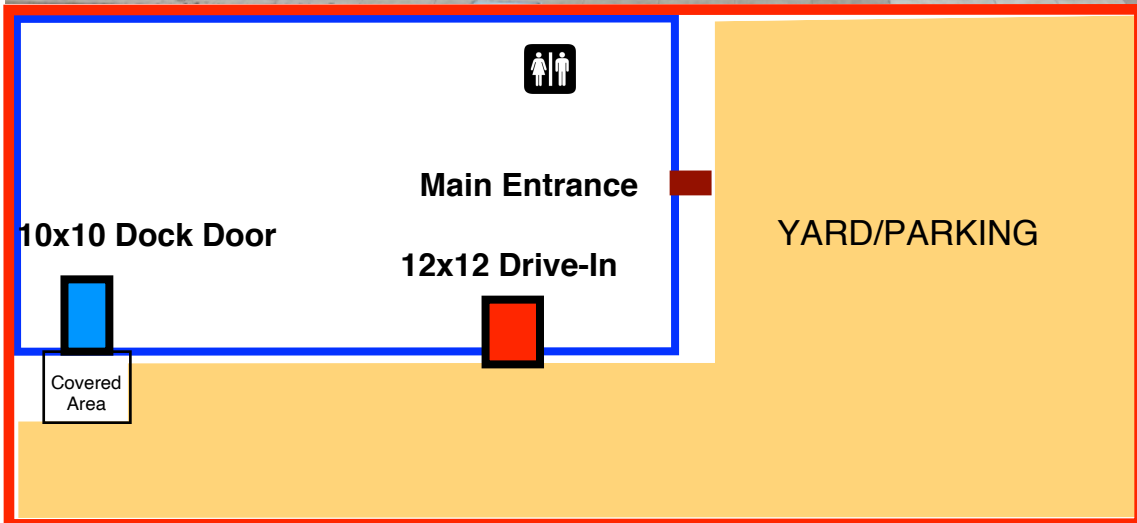
LOT SIZE **1.65 Acre**

POWER **800 Amps 120/280 V, 3-phase**

CLEAR HEIGHT **17'**

LOADING **1 Dock High Door
1 Drive-In Door**

ZONING **I-2 Enterprise Zone**





PROPERTY OVERVIEW

- ✓ 15,821 SF Warehouse, Distribution, Manufacturing, R&D
- ✓ 4,300 SF Office
- ✓ HVAC in Office Area
- ✓ Gas Unit Heaters in Warehouse
- ✓ Fully Fire Sprinklered
- ✓ 1 Dock High & 1 Drive-In Doors
- ✓ New Parking Pavement
- ✓ High Demand SW Metro Denver Location

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

*Novel*Commercial

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NovelCommercial



Warehouse



Warehouse



Office Area



Warehouse



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