

# Versatile Warehouse Space for Sale

3620 S HURON STREET, ENGLEWOOD, CO 80110

**PRICE REDUCED!**



## Overview

Versatile Warehouse Space – Ideal for a Range of Business Uses

This adaptable warehouse is designed to meet the needs of today's growing businesses with a perfect balance of functionality, efficiency, and accessibility. Whether you're in e-commerce, light manufacturing, creative production, or distribution, the open floor plan supports a variety of buildout options tailored to your operational goals.

With practical clearance heights and flexible layout potential, the space easily accommodates pallet shelving, smallscale machinery, or custom office setups. Its moderate ceiling height supports energy efficiency—helping reduce utility costs—while maintaining a comfortable, low-maintenance environment. Ideal for trades, service providers, or fulfillment centers, the property also allows for smooth truck and van access, making day-to-day logistics simple and efficient.

Position your business for success with a warehouse that offers the space and versatility to evolve with your needs.

## Highlights

- Multifunctional Warehouse Space
- 9 Minute Walk to Light Rail Station
- Englewood is in Phase 2 of improving public transportation, traffic control, enhancing safety and accessibility.
- Multiple Overhead Doors
- Main Building Power: 3 Phase, 208 V, 200 Amp
- Small Building Power: 3 Phase, 208 V, 100 Amp
- \*Power to Be Verified
- 2024 Property Taxes: \$19,332.88

## Property Details



**Sales Price**  
\$1,473,460  
**\$1,360,000**



**Building Size**  
5,154 SF



**Lot Size**  
0.29 Acres



**Zoning**  
I-1

- Do Not Disturb Tenant
- Broker to Accompany All Showings

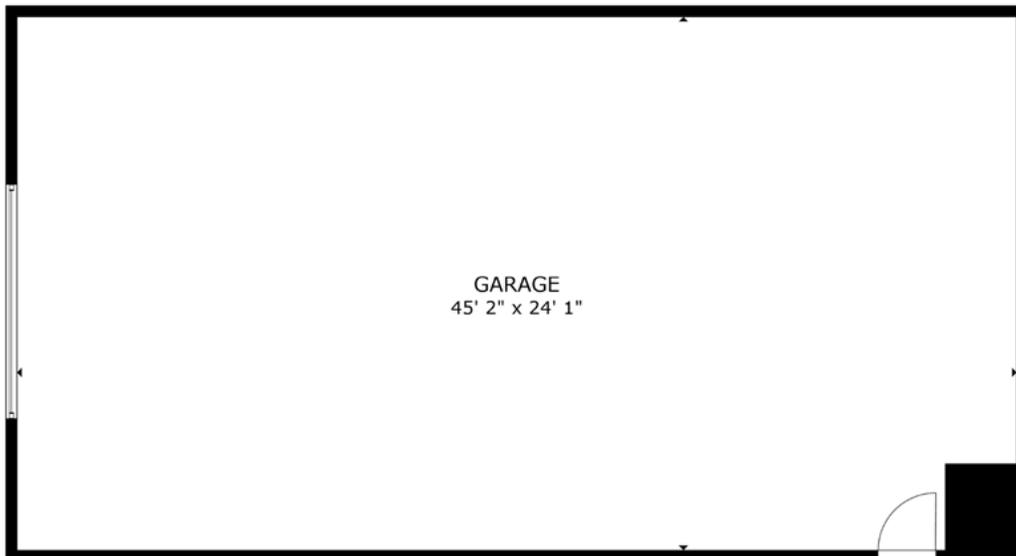
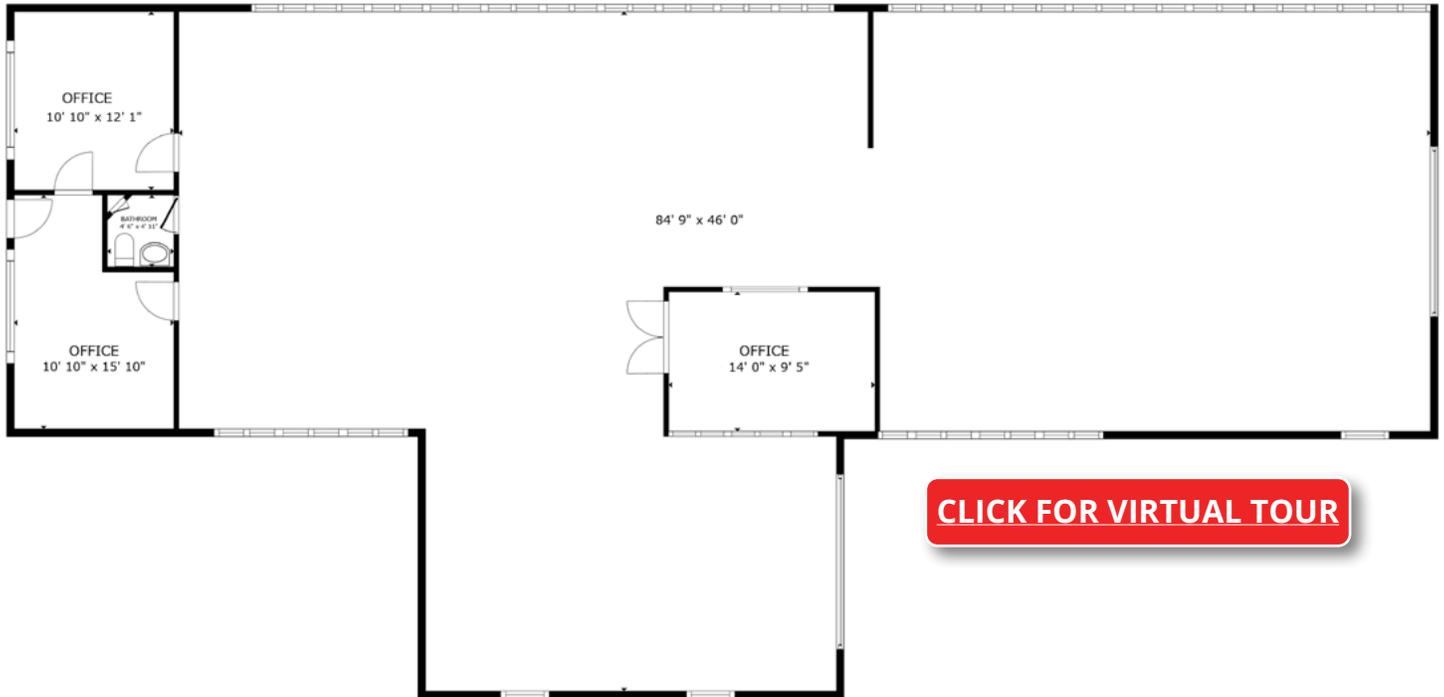
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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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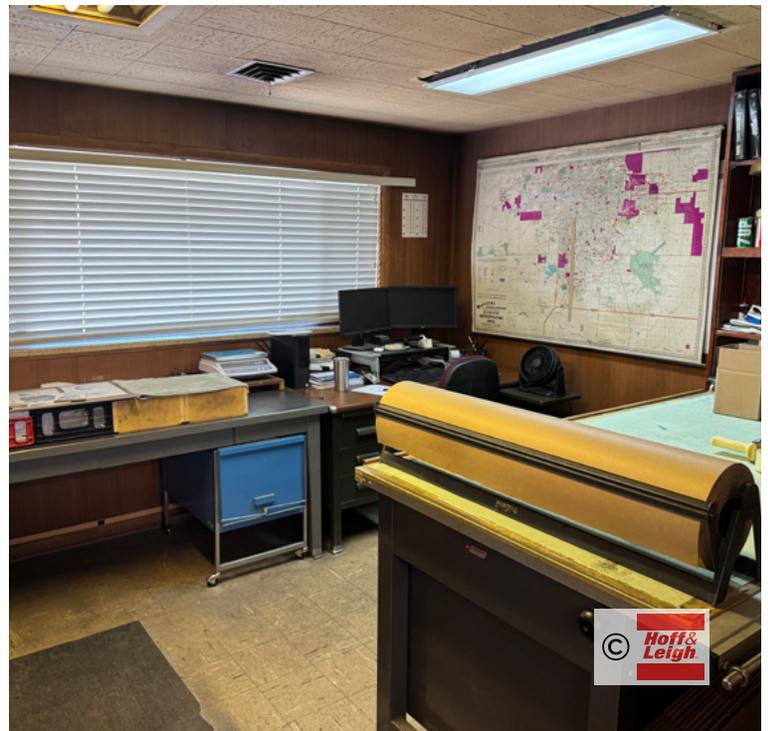
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## DEMOGRAPHICS



124,122  
Population



36.0  
Median Age



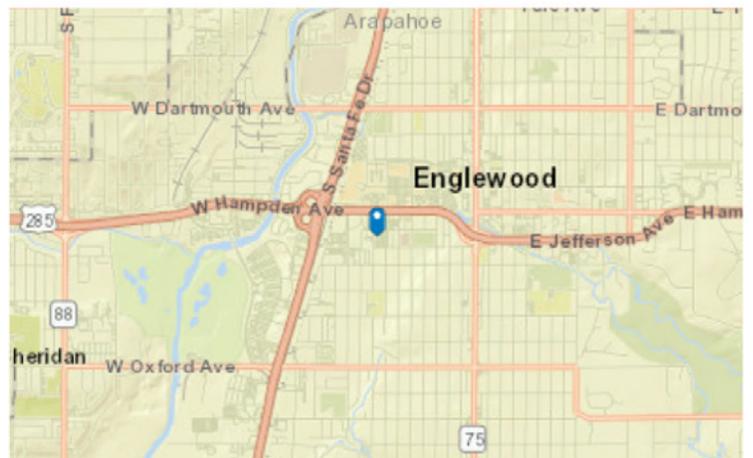
2.3  
Average Household Size



\$83,593  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
W Ithaca Ave	610	0.1
W Ithaca Ave	640	0.1
S Inca St	64,000	0.1
S Galapago St	64,136	0.1
S Inca St	75,809	0.2



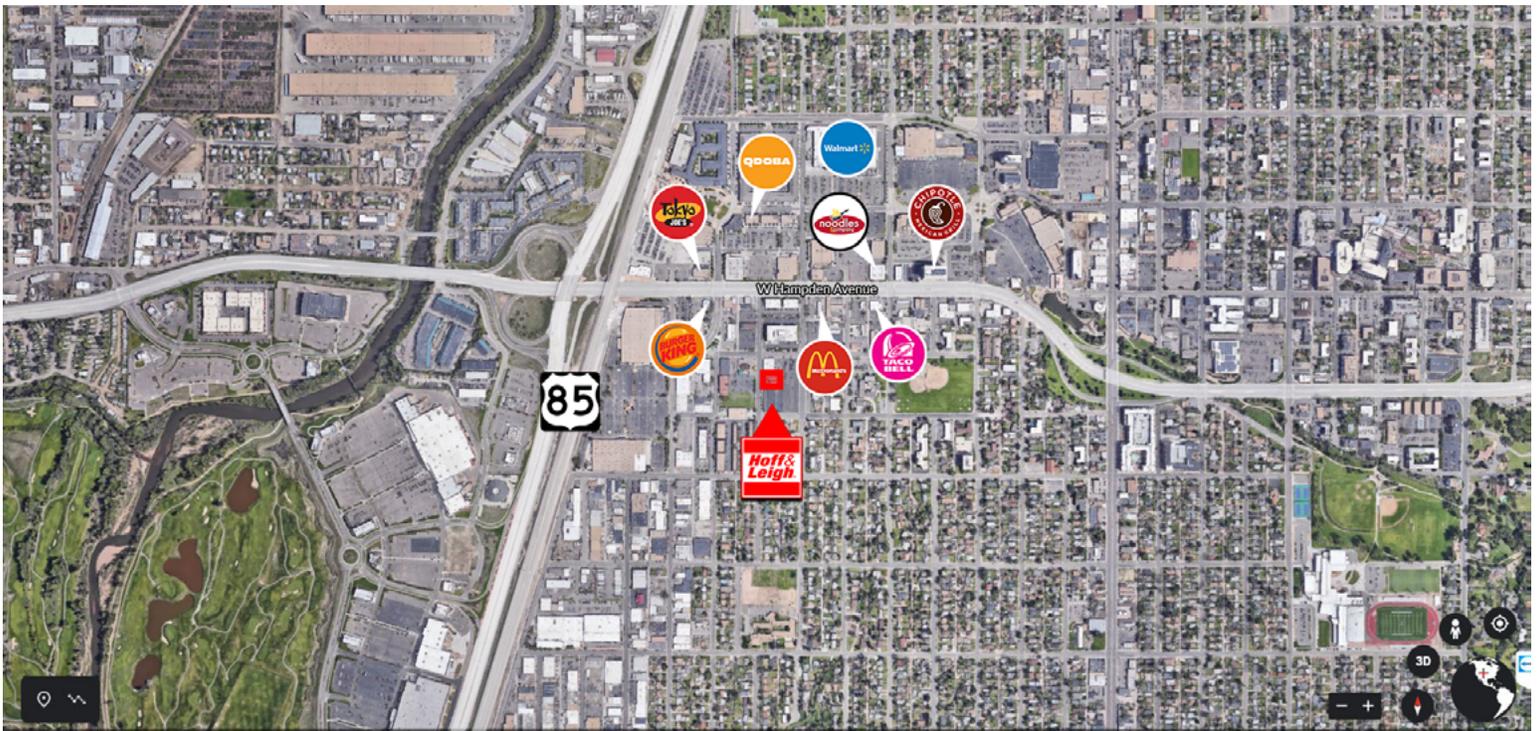
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