



**3800**

**S JASON STREET**  
ENGLEWOOD, CO 80112

 **PINNACLE**  
REAL ESTATE ADVISORS

 **Schneider Grimes**  
INVESTMENT SERVICE GROUP

Paul Schneider, Principal  
Chase Grimes, Vice President  
Kristjan Danis, Advisor  
Anna Givens, Manager of Team Operations





# 3800

**S JASON STREET**

ENGLEWOOD, CO 80112

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## INVESTMENT CONTACTS



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## 3800 S JASON ST.

ENGLEWOOD, CO 80110

**Sale Price: \$1,264,560**

**Lease Rate: \$14.50/SF NNN**

Building Type:	Industrial
Building/Space Size:	5,748 SF (Arapahoe County)
Site Size:	0.23 AC (Arapahoe County)
Year Built:	1973 (Arapahoe County)
Zoning:	I-1 (City of Englewood)

### Property Highlights:

- Non-restrictive industrial zoning
- Quick access to S Santa Fe and W Hampden Ave.
- Dedicated parking
- One 14' W x 10' H drive-in door
- One 20' W x 14' H drive-in door
- 21' clear height on main warehouse













# PARCEL OVERVIEW

# 3800 S JASON ST





# DISCLAIMER

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Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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**\$3.95B**  
TOTAL SALES VOLUME

**2006**  
ESTABLISHED

**2,540+**  
TOTAL TRANSACTIONS

**DENVER  
BUSINESS JOURNAL**  
HEAVY HITTERS

 **CoStar Group™**  
POWER BROKER FOR TOP SALES

  
**DMCAR**  
BROKER OF THE YEAR

**THE DENVER POST**  
TOP 100 WORKPLACES

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**FOR RENT**  
303-387-1723

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