

PRICE REDUCED



INDUSTRIAL PROPERTY FOR LEASE

3600 S Huron St., Englewood, CO 80110



LEASE RATE
\$12.50/SF NNN



EST. NNN
\$5.00/SF



SPACE AVAIL.
4,000 SF



ZONING
I-1

SUMMARY

Presenting a prime flex warehouse space at 3600 S Huron in Englewood, this property offers a strategic location with easy access to Santa Fe and Hampden. Featuring a large fenced yard, a 10x10 drive-in door, and 3-phase heavy power, it caters to diverse business needs. The space includes two private offices, a spacious conference room, and a generous break room, ensuring both operational efficiency and employee satisfaction. Ideal for manufacturing, distribution, or flexible workspace requirements, this property provides a unique blend of functionality and convenience.

Don't miss the opportunity to secure this versatile and strategically located space. With a spacious warehouse, ample outdoor storage, and streamlined logistics, 3600 S Huron is poised to elevate your business operations. Unlock the potential of this prime location for your enterprise's growth and success.

HIGHLIGHTS

- Large fenced yard
- 1 - 10x10 drive in door
- Easy access to Santa Fe and Hampden
- 2 private offices
- 1 large conference room
- Large break room
- 3-Phase heavy power

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

303-917-5232

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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	14,137	122,773	W Hampden Ave.	S Inca St. E	76,144	0.15 mi
Households	6,899	51,389	W Hampden Ave.	S Galapago St.	65,819	0.13 mi
Median Age	39.8	36.8	W Hampden Ave.	S Inca St. W	62,488	0.11 mi
Median HH Income	\$58,830	\$72,523	W Hampden Ave.	S Inca St. W	58,000	0.12 mi

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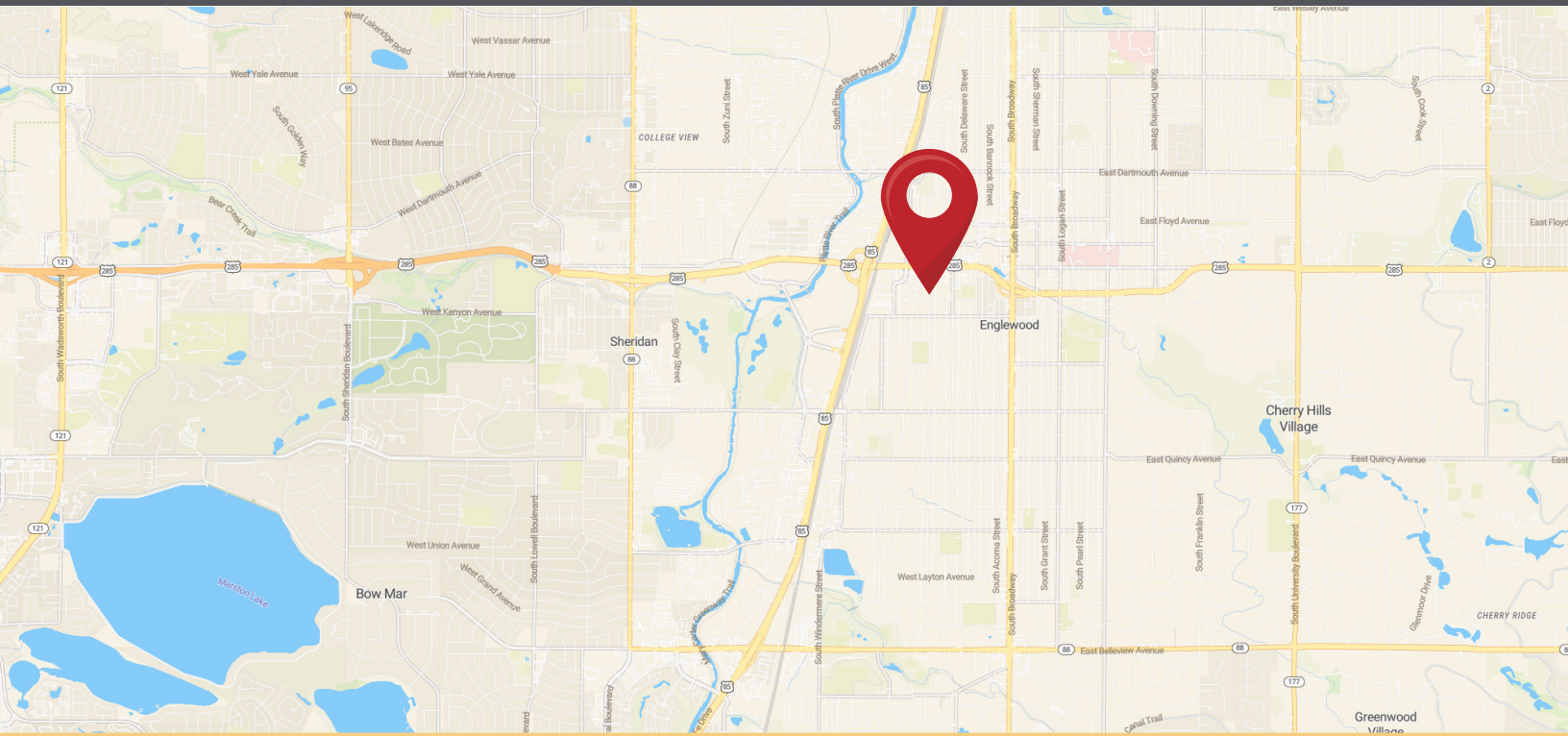
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