

FOR LEASE: 3962 S MARIPOSA STREET

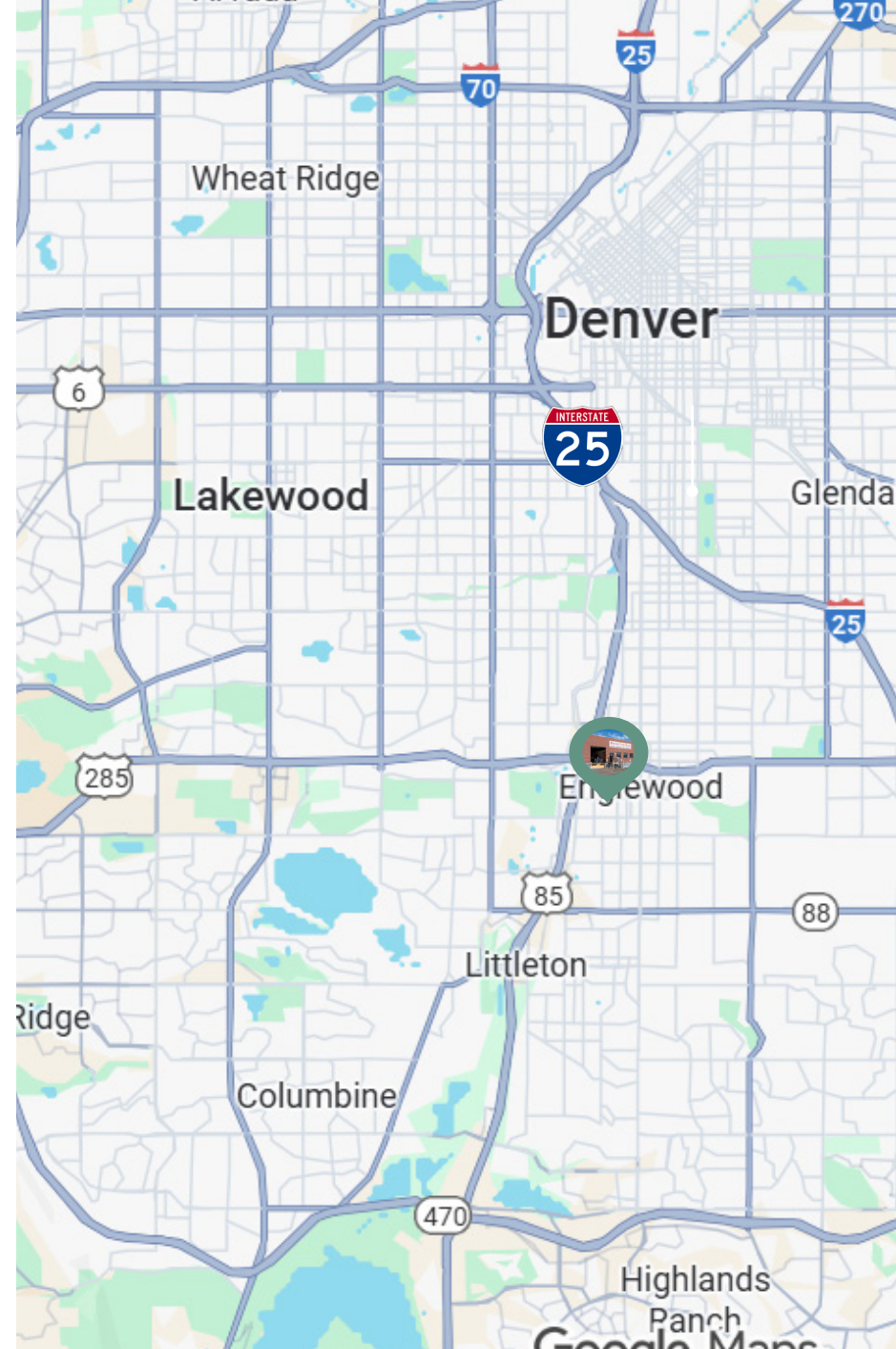
OFFERING 3 MONTHS FREE



Square Feet	2,000 SF
Office %	300 SF
Zoning	I-1: Light Industrial District
Clear Height	12 Feet
Loading	1 Drive-In Door - 10' x 10'
Power	200A, 480V, 3P (TBV)
Lease Rate	\$14.00 NNN + \$5.00 NNN's
All-In Monthly Cost	Only \$3,167 a month
Time to Santa Fe	1 Minute
Time to I-25	10 Minutes to I-25
Heating	Gas Fired Unit

Highlights:

- Direct Access to I-25, US-85, Oxford Ave, and US 285
- Small Warehouse Suites with Clean Office and Bathroom
- South Denver Location - Easy Access for Employees and Customers
- Ample Exclusive Parking



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