



## Industrial/Flex Warehouse

**REDUCED PRICE: \$1,525,000 (\$186.20/SF)**

### PROPERTY OVERVIEW

Building Size:	8,190 SF
Lot Size:	18,754 SF
Year Built:	1970
Clear Height:	11'-13'8"
Loading:	One (1) 8'9"x8' Drive In / One (1) Dock-Well
Zoning:	I-1 (Englewood)
Construction Type:	Masonry
Power:	200-400A / Single Phase / 120-208V
Property Taxes:	\$23,226

### PROPERTY FEATURES

- Desirable Englewood address
- Opportunity for fenced yard space
- Corner lot

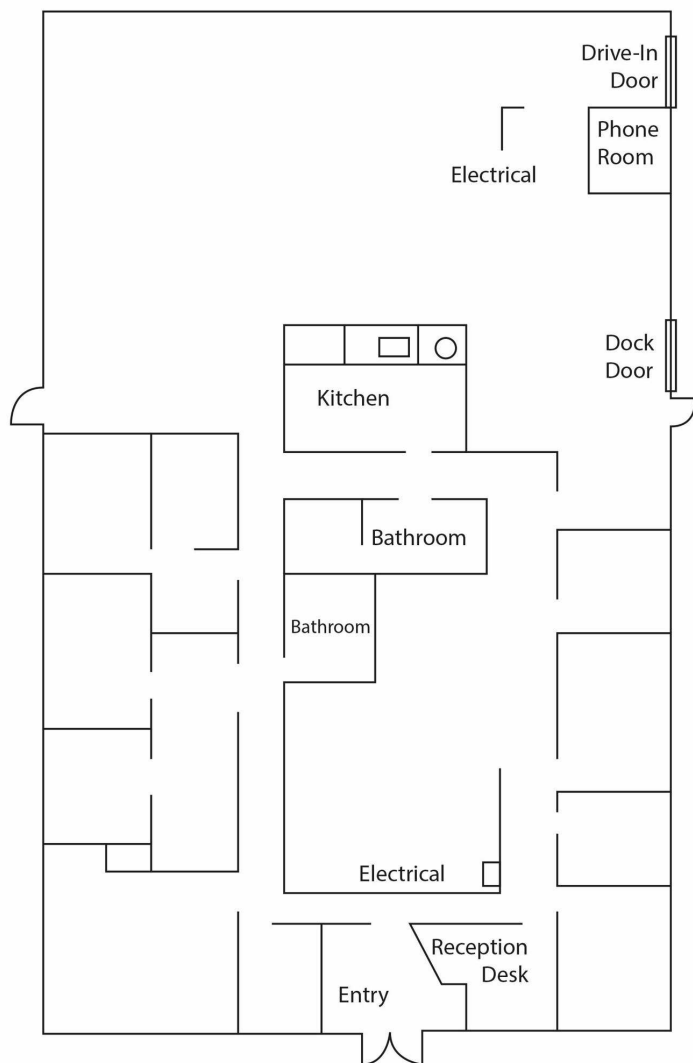
For more information, please contact:

**CRAIG MYLES, SIOR**  
Vice President  
303.570.9641  
CMyles@PinnacleREA.com

**JOE OWSTON**  
Associate Advisor  
303.396.2663  
JOwston@PinnacleREA.com

**RC MYLES, CCIM, SIOR**  
President  
303.947.7850  
RCMyles@PinnacleREA.com

**Pinnacle Real Estate Advisors**  
One Broadway Suite A300 Denver, CO 80203  
303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



For more information, please contact:

**CRAIG MYLES, SIOR**

Vice President

303.570.9641

CMyles@PinnacleREA.com

**JOE OWSTON**

Associate Advisor

303.396.2663

JOwston@PinnacleREA.com

**RC MYLES, CCIM, SIOR**

President

303.947.7850

RCMyles@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)

© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.





For more information, please contact:

**CRAIG MYLES, SIOR**

Vice President

303.570.9641

CMyles@PinnacleREA.com

**JOE OWSTON**

Associate Advisor

303.396.2663

JOwston@PinnacleREA.com

**RC MYLES, CCIM, SIOR**

President

303.947.7850

RCMyles@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)





For more information, please contact:

**CRAIG MYLES, SIOR**

Vice President

303.570.9641

CMyles@PinnacleREA.com

**JOE OWSTON**

Associate Advisor

303.396.2663

JOwston@PinnacleREA.com

**RC MYLES, CCIM, SIOR**

President

303.947.7850

RCMyles@PinnacleREA.com

**Pinnacle Real Estate Advisors**

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)