



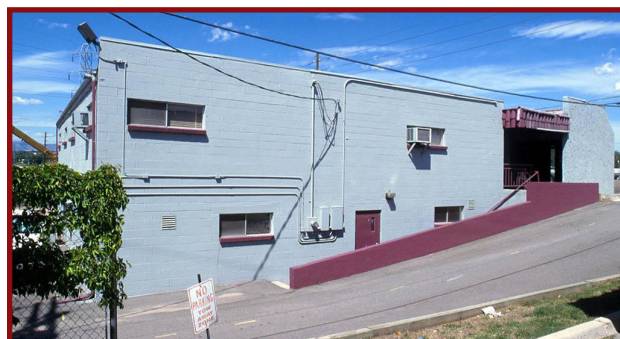
**\$13.00/SF + NNN**

## **12,175 SF Industrial/Office Property with Yard**

- 7,900 SF Office/Storage Building (Low-Ceiling Storage)
- 4,275 SF Garage Building (With Drive-In)
- Large Fenced Yard
- Easy Access to Santa Fe Drive (US-85) and Federal Boulevard
- Heavy Power
- I-1 Zoning (City of Englewood)



Total Building Size:	12,175 SF
Year Built:	1961
Zoning:	I-1 (City of Englewood)
Property Taxes (2021):	\$26,017.65 (\$2.14/SF)
Office Bldg. Loading:	Double Man-Door
Garage Bldg. Loading:	Drive-In (2)
Yard Size:	Approx. 20,000 SF



**MARK GOODMAN, SIOR**

mgoodman@goodmancommre.com  
W 720-440-6270



**DREW GOODMAN, ACoM**

dgoodman@goodmancommre.com  
W 720-440-6270







**FLOOR PLAN - MAIN BUILDING UPPER FLOOR**

