



TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE

2,628 SF Office/Warehouse

4650 S Garden Street | Englewood, CO 80110



**Fully Temperature Controlled
Office/Warehouse**

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Available SF: 2,628 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 0.11 Acres

Grade Level Doors: 1 - 9'x9'

Clear Height: 10'

Power: 200a 3ph (TBV)

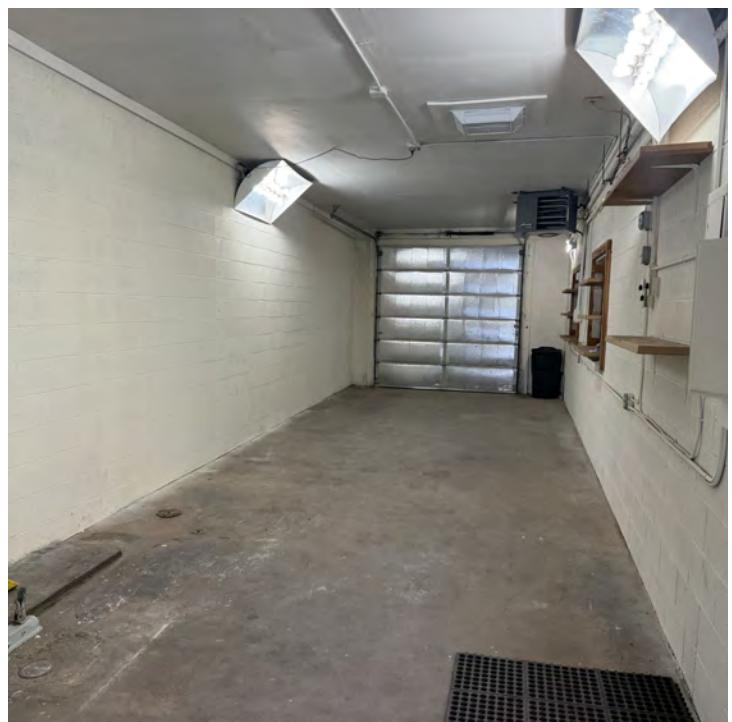
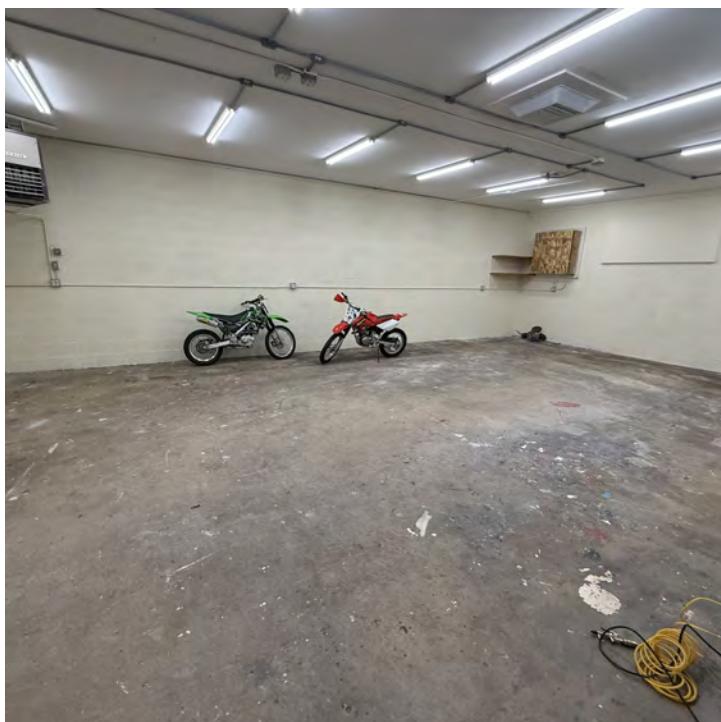
Zoning: I-1

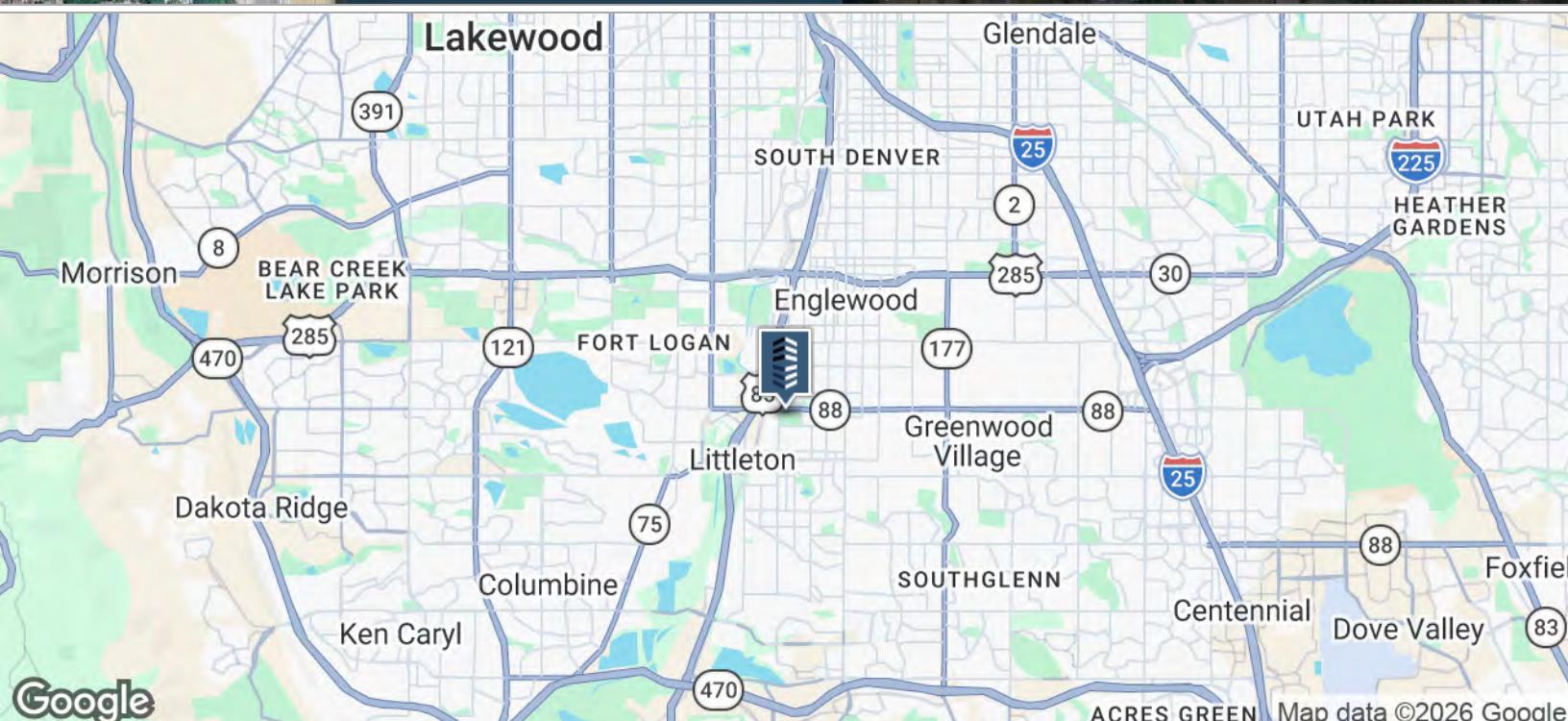
PROPERTY OVERVIEW

Recently upgraded office-warehouse space in a highly accessible south-central location. Convenient access to Santa Fe Drive and the greater Denver metro area. Property improvements include a new roof, updated swamp coolers, and GFA heaters. Well-configured small bay space suitable for a wide range of business uses. NO HEAVY AUTO USES

PROPERTY HIGHLIGHTS

- Functional Office/Warehouse split
- Fully Temperature Controlled - 2 Brand New Swamp Coolers and New GFA Heater
- 220v Plug
- 200a 3ph Power (TBV)
- 9'x9' Drive in Door
- Freespan storage space
- Shop Sink





CONTACT:

GREG KNOTT
EXECUTIVE VICE PRESIDENT
303.521.3648
gknott@uniqueprop.com

EARL DUFFY
SENIOR BROKER ASSOCIATE
303.968.4929
eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.