



FOR LEASE

2,628 SF Office/Warehouse

4650 S Garden Street | Englewood, CO 80110



**Fully Temperature Controlled
Office/Warehouse**

CONTACT:

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4650 S GARDEN STREET

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

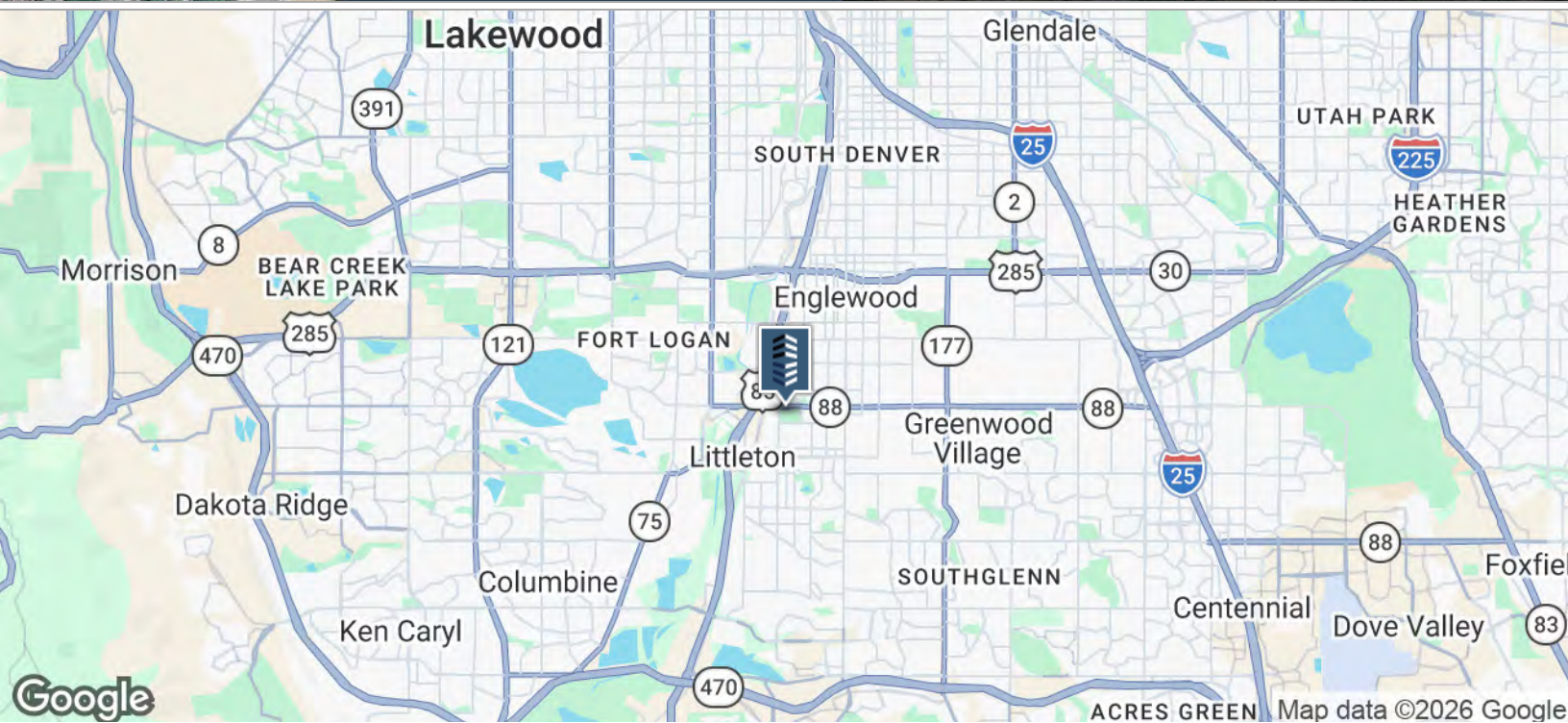
PROPERTY OVERVIEW

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





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