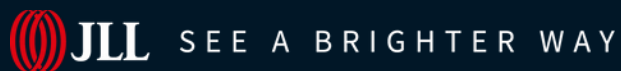




**Office/Warehouse &  
Garage/Shop with Fenced Yard**



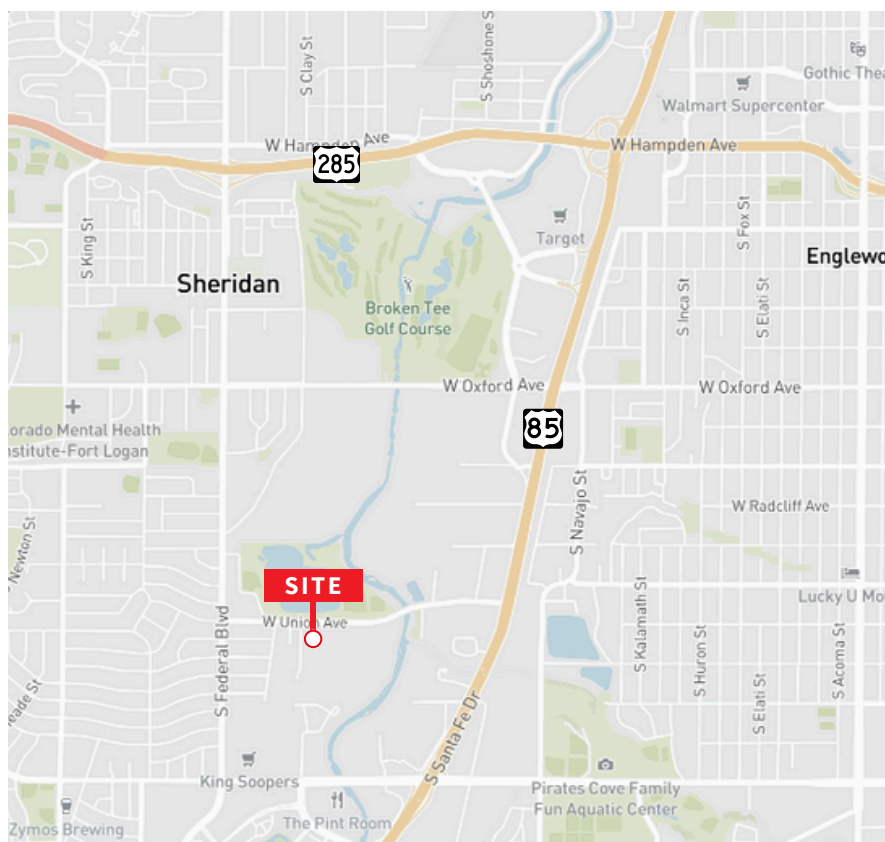
**12,297 SF**  
**Available for sublease**

# 2706 W Union Avenue

**Englewood, CO 80110**

## Property Specifications

- Available: Immediately
- Building Size: 12,297 SF
  - Office/Warehouse:  $\pm$  7,532 SF
  - Shop/Garage:  $\pm$  4,765 SF
- Site Size: 1 Acre (approx.)
- YOC: 1978
- County: Arapahoe
- Term: Through 6/30/2027
- Rate: Contact Broker





## Office/Warehouse - Newly Renovated

- Office Size:  $\pm$  7,532 SF
- Clearance: 24'
- Power: 1200a/240v, 3p (TBV)
- Loading: 2 Drive-in doors

## Shop/Garage

- Shop Size:  $\pm$  1,390 SF
- Garage Size:  $\pm$  3,375 SF
- Clearance: 12'10"
- Power: 100a/250v, 3p (TBV)
- Loading: 7 Drive-in doors



Please contact brokers for more information:

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