

Hampden Industrial Park

2331 West Hampden Avenue | Sheridan, CO 80110



NEW ONSITE MANAGEMENT

BUILDING INFORMATION

Available	1,250 SF – 2,768 SF	Parking	Free Surface
Building Size	126,956 SF	Power	208 Volt/3-Phase (To be Verified by Electrician)
Lease Rate	Space Specific	Clear Height	Up to ±16'
2024 Expenses	\$5.65/SF (est.)	Loading	Drive-In
Sprinklered	No	City/County	Sheridan/Arapahoe
Year Built	1973–1986	Zoning	PUD

HIGHLIGHTS



Nearby amenities



Limited small
availabilities in market



Ready to move in
vacancies



Excellent access to south
metro

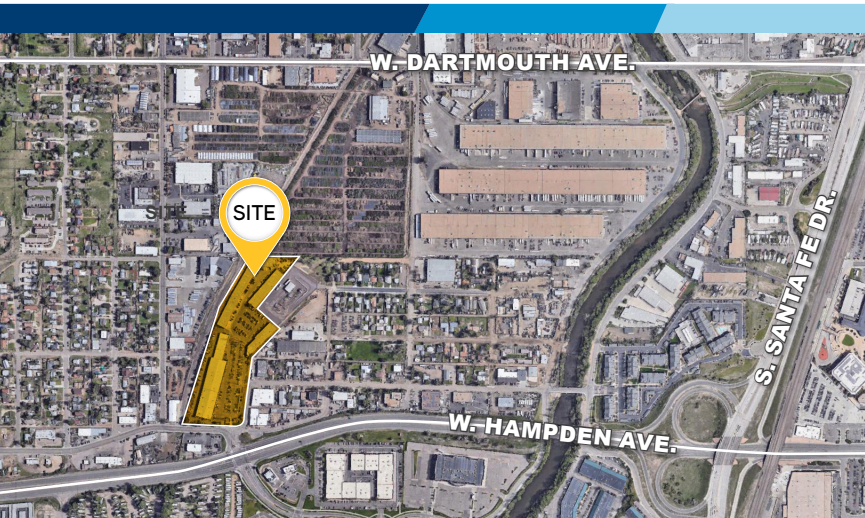
CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

COLLIERS
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888
colliers.com/denver

AVAILABILITY

UNIT	SIZE	LOADING	GROSS MONTHLY RENT	AVAILABLE
109	1,362 SF	Drive-In	\$2,343.78	Vacant
117/119	1,350-2,700 SF	Drive-In	\$3,746.25	Vacant
125/127	1,384-2,768 SF	Drive-In	\$3,746.25	Vacant
130/131	2,764 SF	Drive-In	\$3,950.22	Vacant
140	1,250 SF	Drive-In	\$1,942.71	Vacant
153	1,500 SF	Drive-In	\$2,206.25	Vacant
181	1,500 SF	Drive-In	\$2,237.50	Vacant



Colliers Denver
 4643 S. Ulster St., Suite 1000, Denver, CO 80237
 +1 303 745 5800
colliers.com/denver



BROKERAGE DISCLOSURE

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.