

OFFICE/WAREHOUSE
FOR LEASE/SALE

1940 W. ADRIATIC PLACE
ENGLEWOOD, CO 80110

NNN/INVESTMENT

\$2,500,000

Monthly Lease Rate

\$8,000/mo = \$10 SQ FT

NNN: \$3.57 SQ FT

DRIVE-IN DOORS + DOCK

GREAT ENGLEWOOD LOCATION!

+8,400 SQ FT WAREHOUSE

+1,200 SQ FT OFFICE



BRAD GEISSLER
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Total
REAL ESTATE
SOLUTIONS

www.totalre.solutions

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PROPERTY SUMMARY

ADDRESS: 1940 W. ADRIATIC PLACE, ENGLEWOOD, CO 80110

COUNTY: ARAPAHOE

SQUARE FOOTAGE:

WAREHOUSE: ± 8,400 SQ FT

OFFICE : ± 1,200 SQ FT

SITE SIZE: ± 17,045 SQ FT

POWER: HEAVE PHASE 3 (800 AMPS) (VERIFY BY ELECTRICIAN)

ZONED: LIGHT INDUSTRIAL ENGLEWOOD

PROPERTY TAXES: \$28,654.00

\$2,500,000

Monthly Lease Rate
\$8,000/mo = \$10 SQ FT
NNN: \$3.57 SQ FT



- **GREAT NNN/INVESTMENT IN WELL SOUGHT AFTER ARAPAHOE COUNTY**
- **QUICK ACCESS TO SANTA FE & I-25**

Legal Counsel: "Total Real Estate Solutions advises and recommends that all parties to any transaction that a Total RE Solutions Broker is involved with; obtain legal, tax, property title and zoning advice or other counsel to represent them in connection with the examination of all documents provided and all other aspects relative to this transaction".



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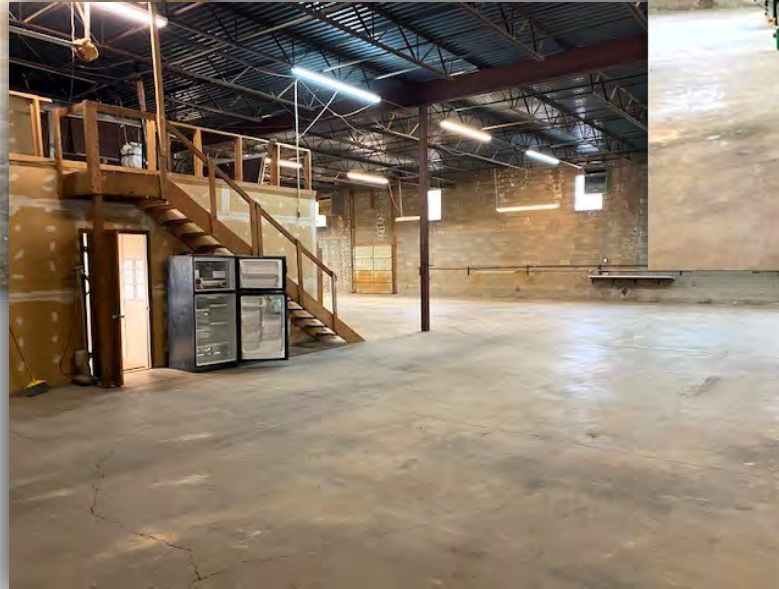
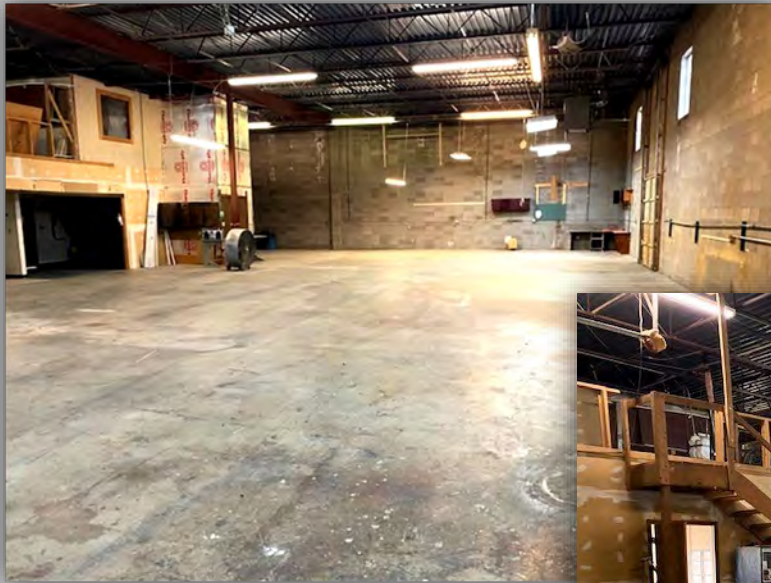
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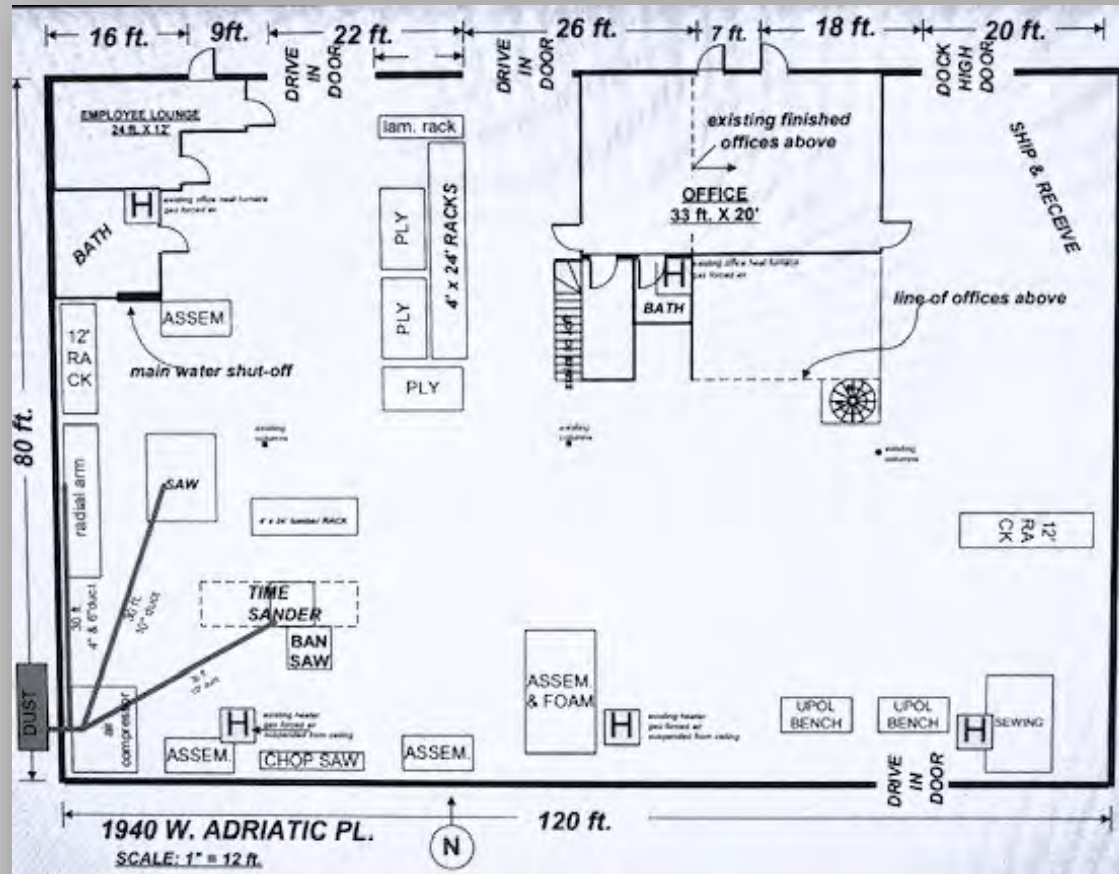


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FLOOR PLANS



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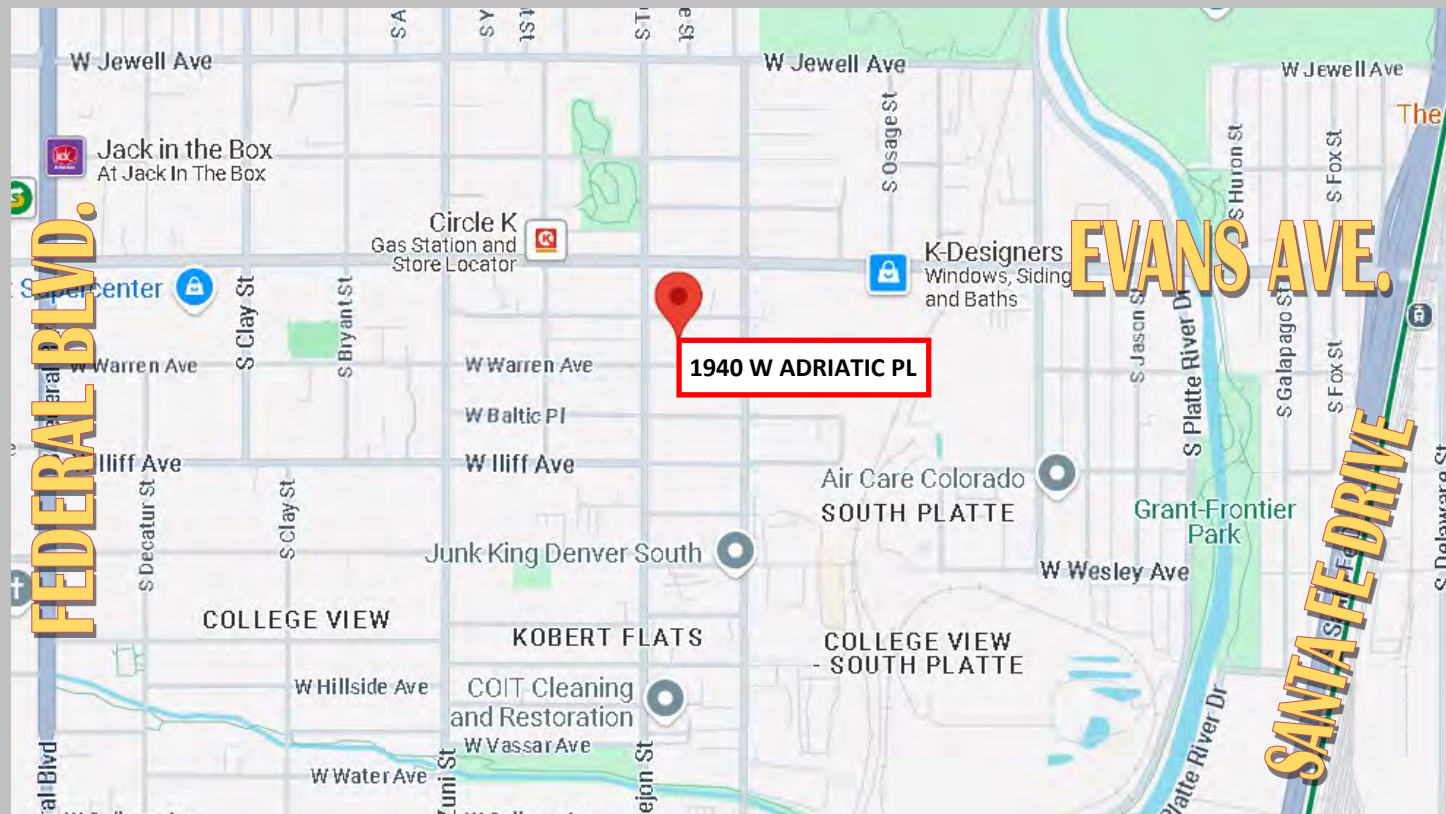
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NNN/INVESTMENT

LOCATION

- GREAT ENGLEWOOD LOCATION!
- NEAR EVANS & SANTA FE
- CLOSE TO I-25
- LOTS OF RESTAURANTS
AND SHOPPING NEARBY



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