



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

OFFICE WAREHOUSE W/ YARD FOR SALE OR FOR LEASE

**2500 S Tejon St.
Englewood, CO 80110**



PROPERTY FEATURES:

Available SF:	35,000
Office SF:	8,000 +/- on two levels
Site Size:	2.44 AC
Clear Height:	12' - 16' +/-
Loading:	4 DH & 2 GL (12'x12')
Electrical:	800 A / 208 V (to be verified)
Year Built:	1969
Zoning:	I-1 Light Industrial
Taxes:	\$90,199 (2023)
Lease Rate:	\$12.00/SF NNN
Sale Price:	\$6,400,000.00



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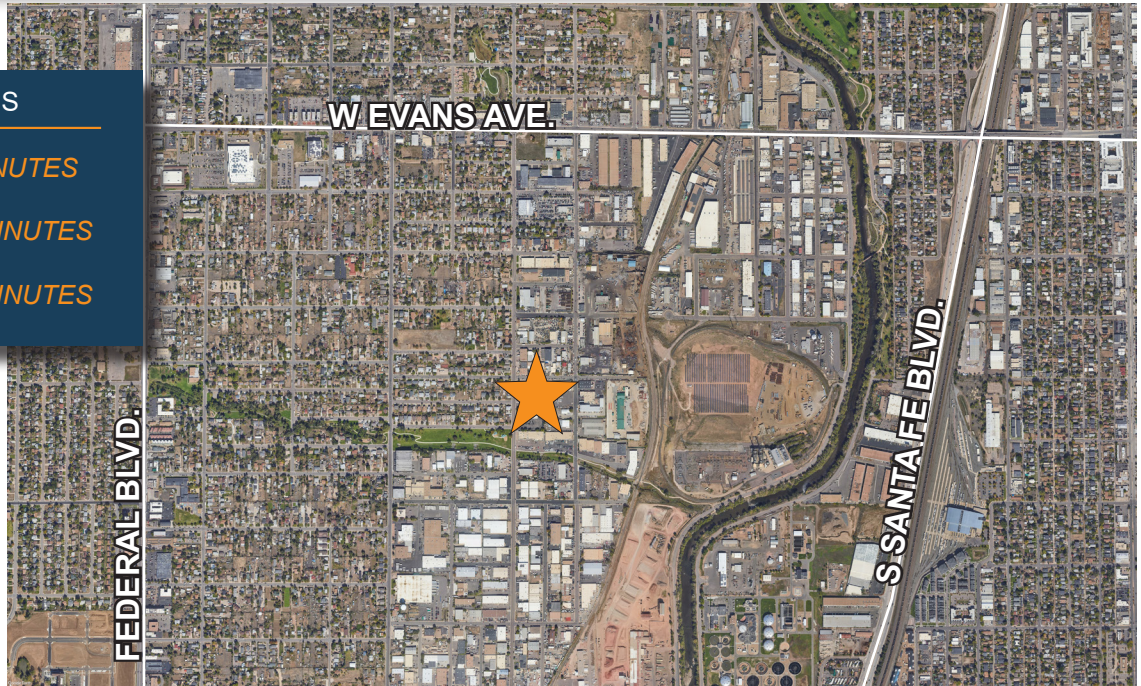
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DRIVE TIMES

I-25	8 MINUTES
DOWNTOWN	15 MINUTES
DIA	45 MINUTES



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