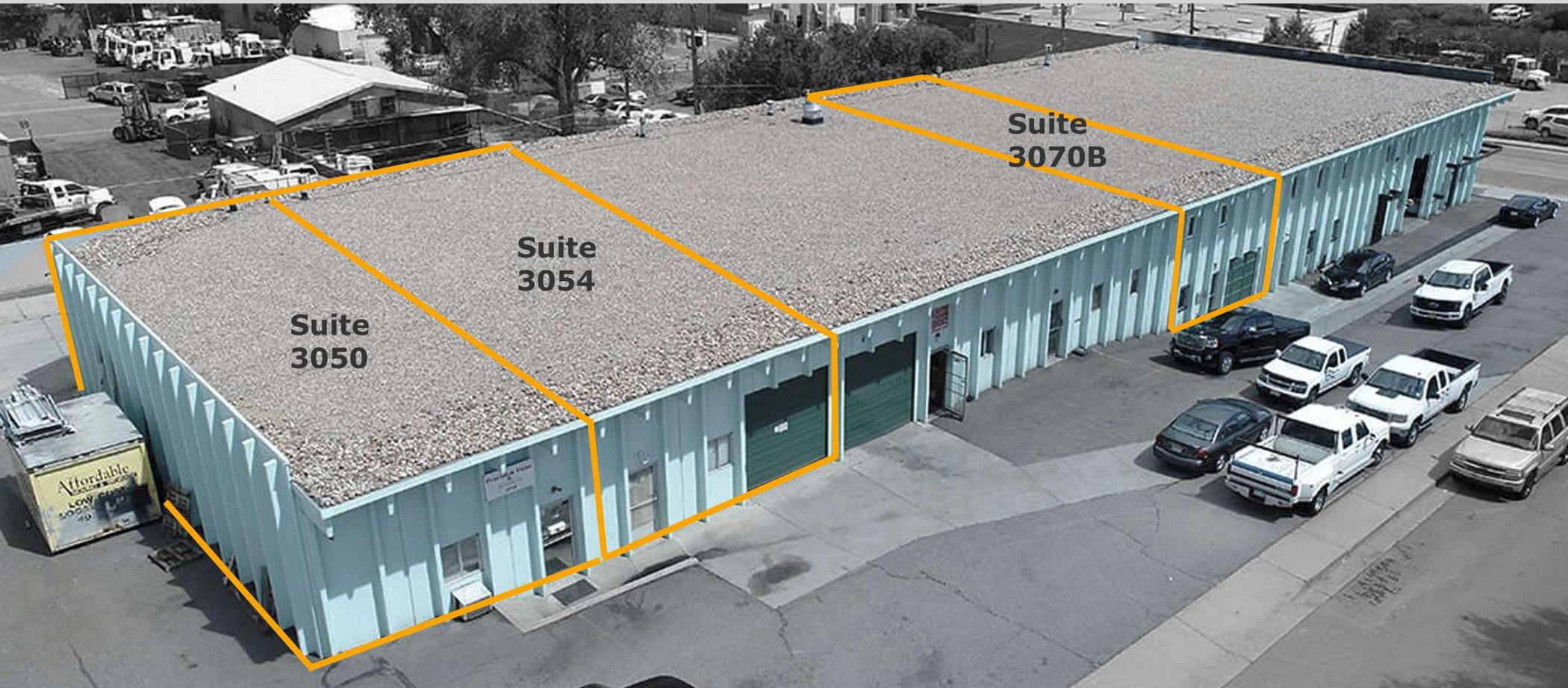


Industrial Suites For Lease



3050-3070 S Vallejo St • Englewood, CO 80110

Suites Available: 3050 - 1,875 RSF
3054 - 1,931 RSF
3070B - 2,630 RSF

Lease Rate: \$13.50 PSF (NNN)
CAM: \$4.67 PSF (2025 Est.)

- Mix of Warehouse & Office Space
- Drive in doors Front & Back (Drive-Thru)
- 14'-17' Warehouse Clear Heights
- I1 - Light Industrial Zoning (Englewood)

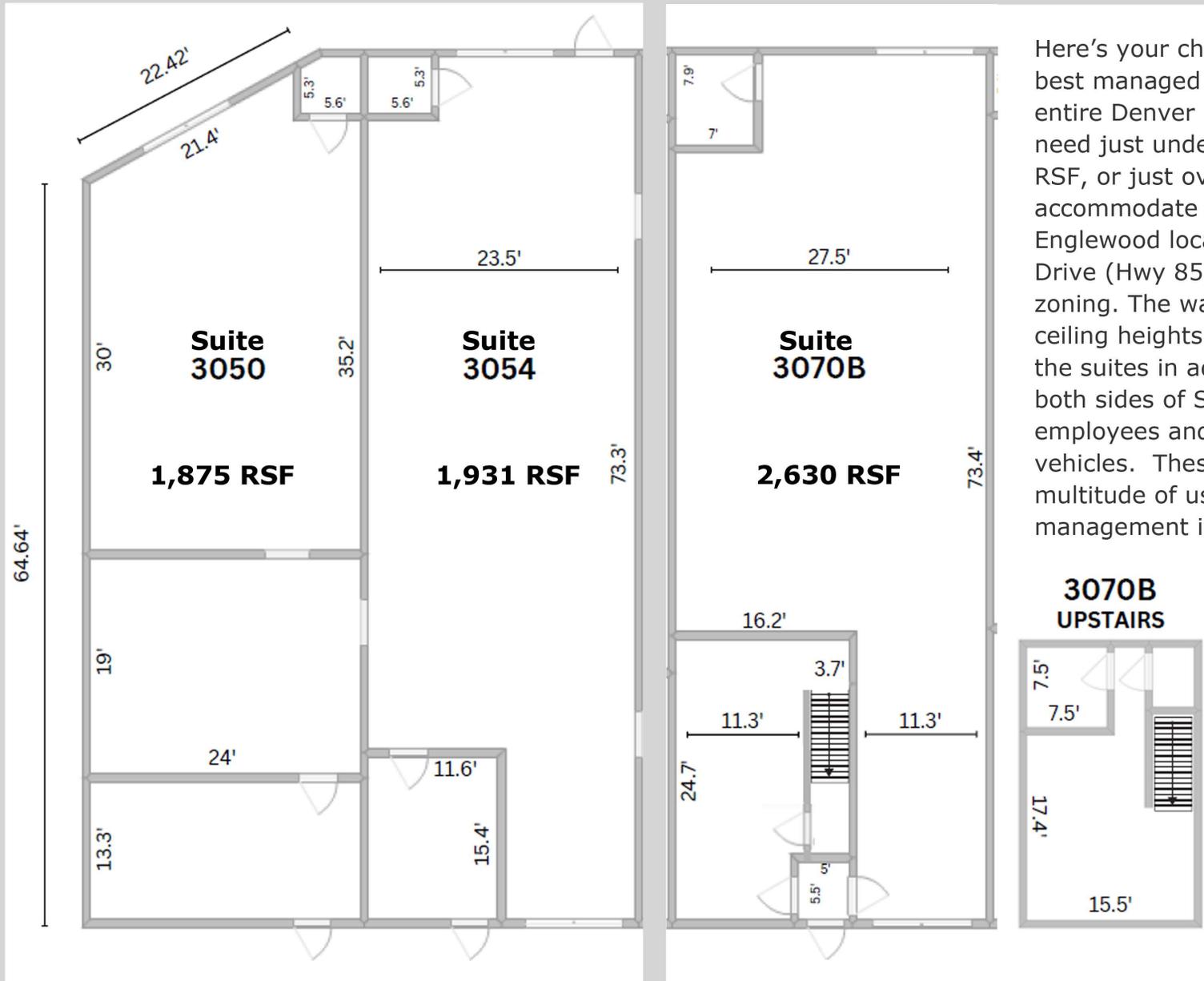
For more information, please call or email:
Jeremiah Maupin - 303-819-9135
jeremiah@apexreco.com

Apex Real Estate Advisors

9250 E Costilla Ave Suite 110 • Greenwood Village, CO 80112 • Office: 720.440.2156 • Email: info@apexreco.com

No warranty or representation is made as to the accuracy of the foregoing information.

Industrial Suites For Lease



Here's your chance to lease at one of the best managed Industrial properties in the entire Denver Metro Area. Whether you need just under 2,000 RSF, roughly 4,000 RSF, or just over 6,000 RSF, we can accommodate your company's need. This Englewood location is just off of S. Santa Fe Drive (Hwy 85) with I1 (Light Industrial) zoning. The warehouse spaces have ample ceiling heights. Parking directly in front of the suites in addition to street parking along both sides of S. Vallejo St. give your employees and customers plenty of room for vehicles. These suites are perfect for a multitude of uses and the property's management is truly 1st class.

For more information, please call or email:
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jeremiah@apexreco.com