

Industrial Building For Sale

Price Reduced!
\$2,700,000

Sale Price:

~~**\$2,999,999**~~

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3030-3040 S. Vallejo Street
Englewood, CO 80110

Building Information

Building Size:	14,140 SF
Site Size:	31,786 SF (0.7297 Acres)
Office Size:	Approximately 3,800 SF (2 Stories)
YOC:	1987
Power:	900 Amps, 3-phase, 480 Volts (TBV)
Zoning:	I-1
City:	Englewood
Clear Height:	18'
Loading:	2 Dock High Doors & 1 Oversized Drive-In Door
Fenced Storage:	Yes

*Seller will need a short term leaseback to vacate property.

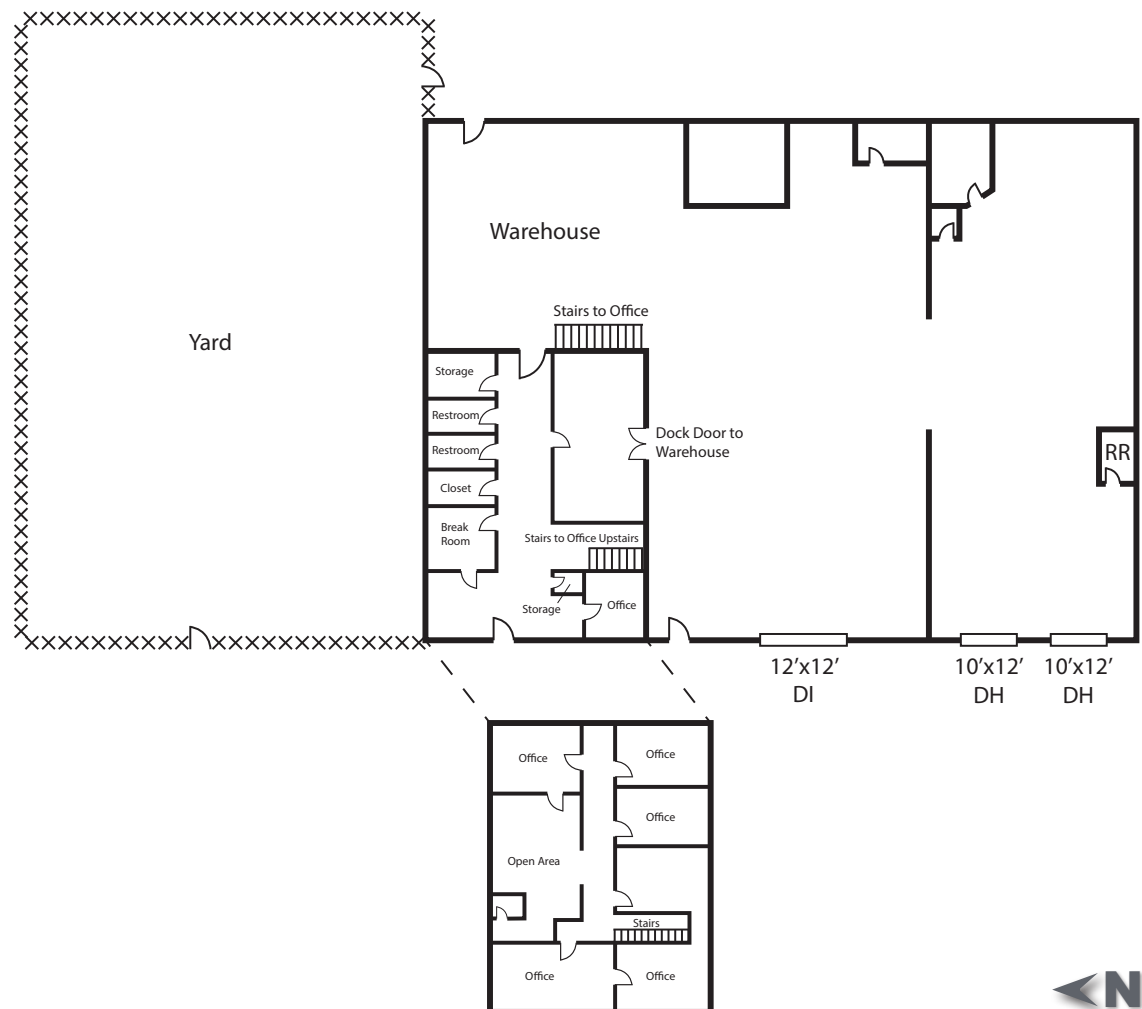
For Sale

3030-3040 South Vallejo Street is a 14,140 Square Foot Freestanding Facility that sits on approximately 31,786 square feet of land or 0.7297 acres. The property is Concrete Construction (Built in 1987) with a Twin Tee roof and boasts 900 Amps of 3-phase power, 480 volts (to be verified). The Zoning for the Property is I-1 thru the City of Englewood. The office space is approximately 3,800 Square Feet (2 stories) and is located on the north end of the building. The building has 18' ceilings along with 2 dock high loading doors and 1 oversized drive-in door. The property is equipped with 3 compressors, an oversized (2") gas line and a state of the art security system. The current ownership has redone some of the flooring in the warehouse and cleaned up the parking lot/loading area on the west side of the facility.

Highlights

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| <ul style="list-style-type: none"> › Great central location with easy access to all highway systems in the Metro Area | <ul style="list-style-type: none"> › Heavy Power | <ul style="list-style-type: none"> › High tech security system |
| <ul style="list-style-type: none"> › Twin T Construction | <ul style="list-style-type: none"> › Additional outside storage on lot to the north of the facility | <ul style="list-style-type: none"> › 2" Gas line |
| <ul style="list-style-type: none"> › Both types of loading (Dock High and Drive-In) | <ul style="list-style-type: none"> › High ceilings | <ul style="list-style-type: none"> › 3 Compressors (possible in sale or sold outside of sales contract) |

Floor Plan



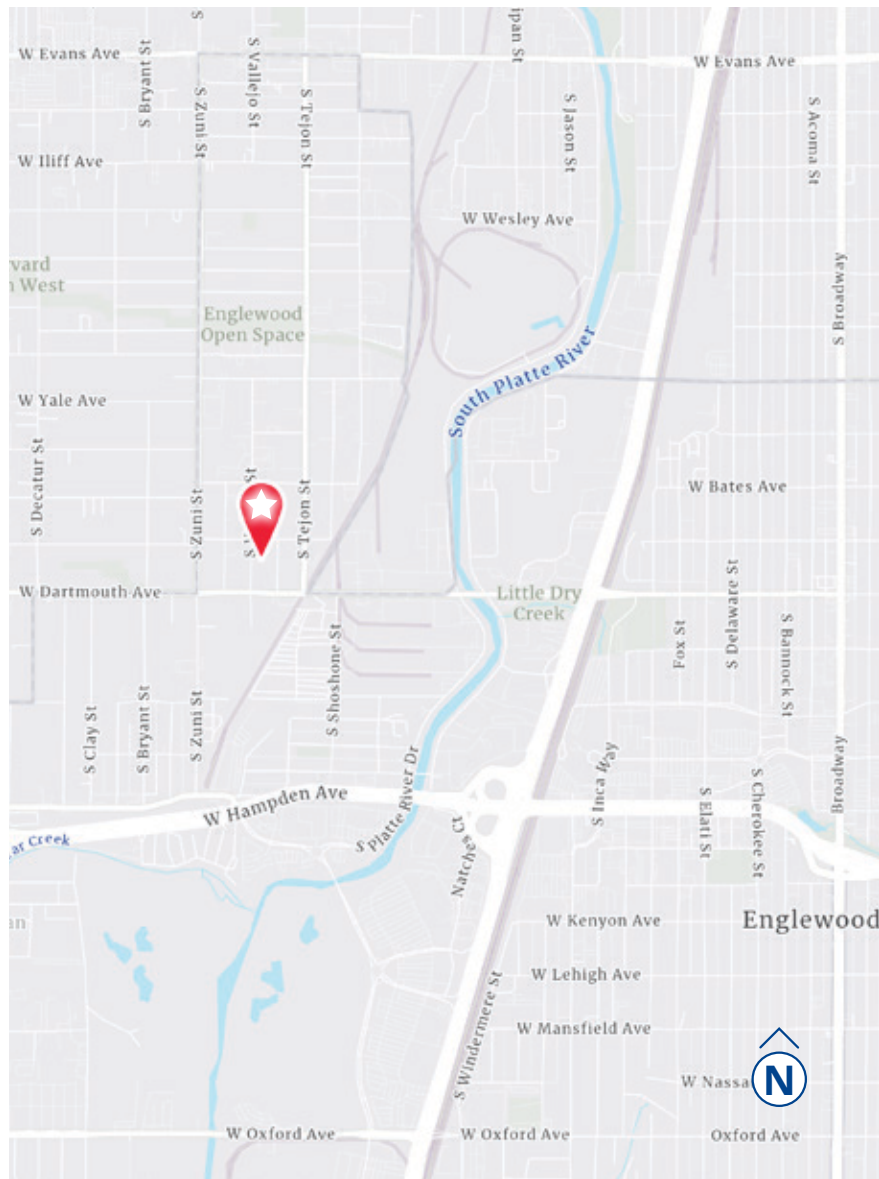
Location Overview



FENCED STORAGE



WEST FACADE





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Disclosure**