



FOR LEASE

4,776 SF Warehouse With Heavy Power And Small Yard Area

4695 S Windermere St Unit #B| Englewood, CO 80110



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



4695 S WINDERMERE ST #B

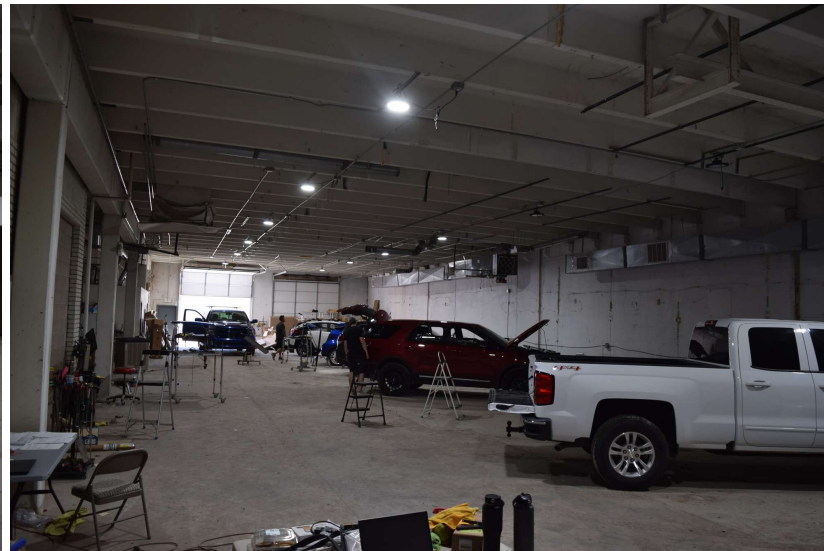
OFFERING SUMMARY

Available SF:	4,776 SF
Lease Rate:	\$6,200.00 per month (MG)
Lot Size:	9,776 SF
Building Size:	4,776 SF
Grade Level Doors:	3
Ceiling Height:	13'-14'
Year Built:	1965
Zoning:	I-1

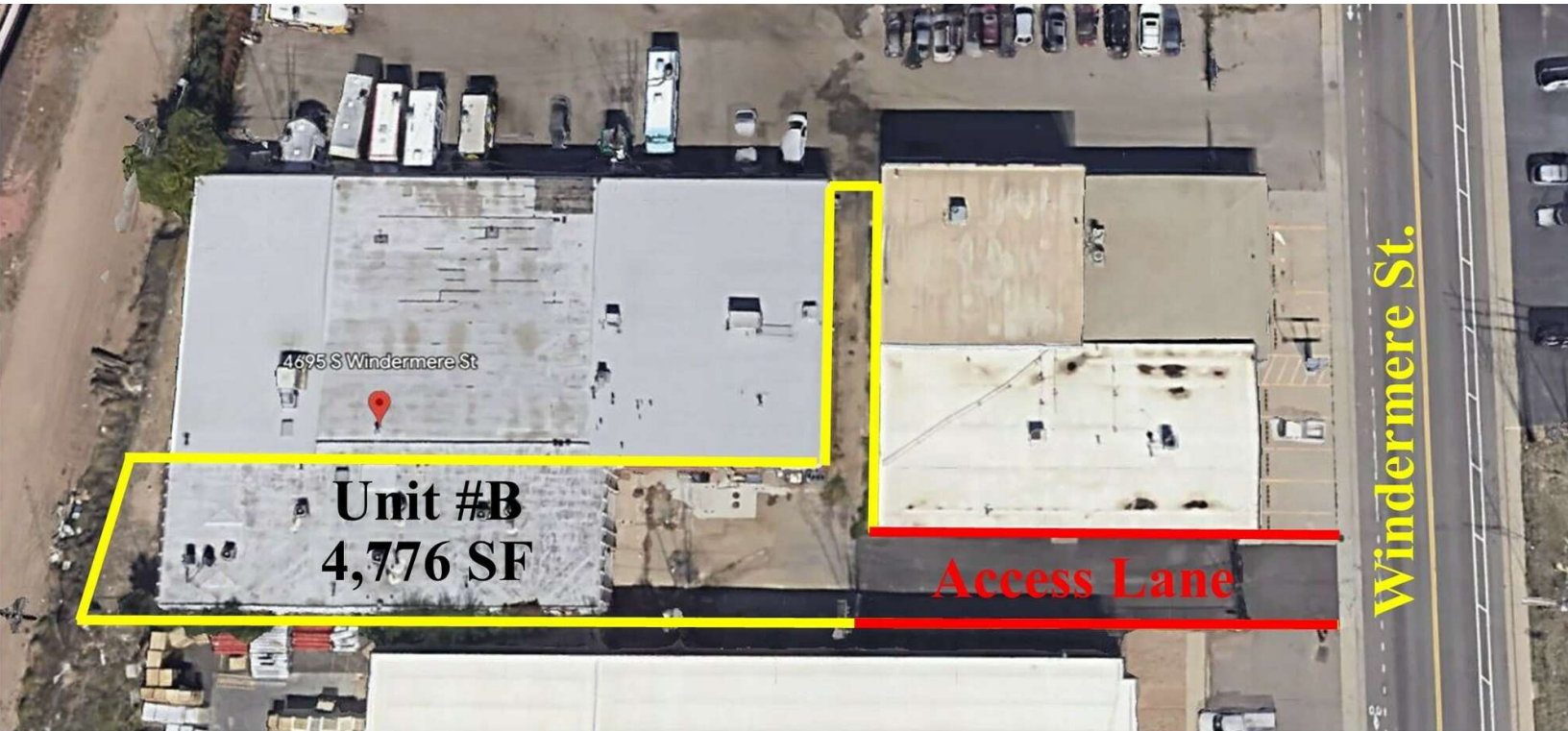
PROPERTY HIGHLIGHTS

- Three drive in doors (two 12'x12' and one 10'x12')
- 13' clear warehouse area with modern LED lights throughout
- Approx. 5,000 SF of fenced yard/parking area
- Heavy 3 Phase power, 650 Amps (to be verified by an electrician)
- Lease rate reduced to just \$6,200/mth plus utilities
- *Potential air conditioning throughout
- Located just Northeast of S. Santa Fe Drive and W. Belleview Ave.
- Two existing ADA restrooms, minimal office is negotiable.
- Exhaust fan system with carbon monoxide detectors.

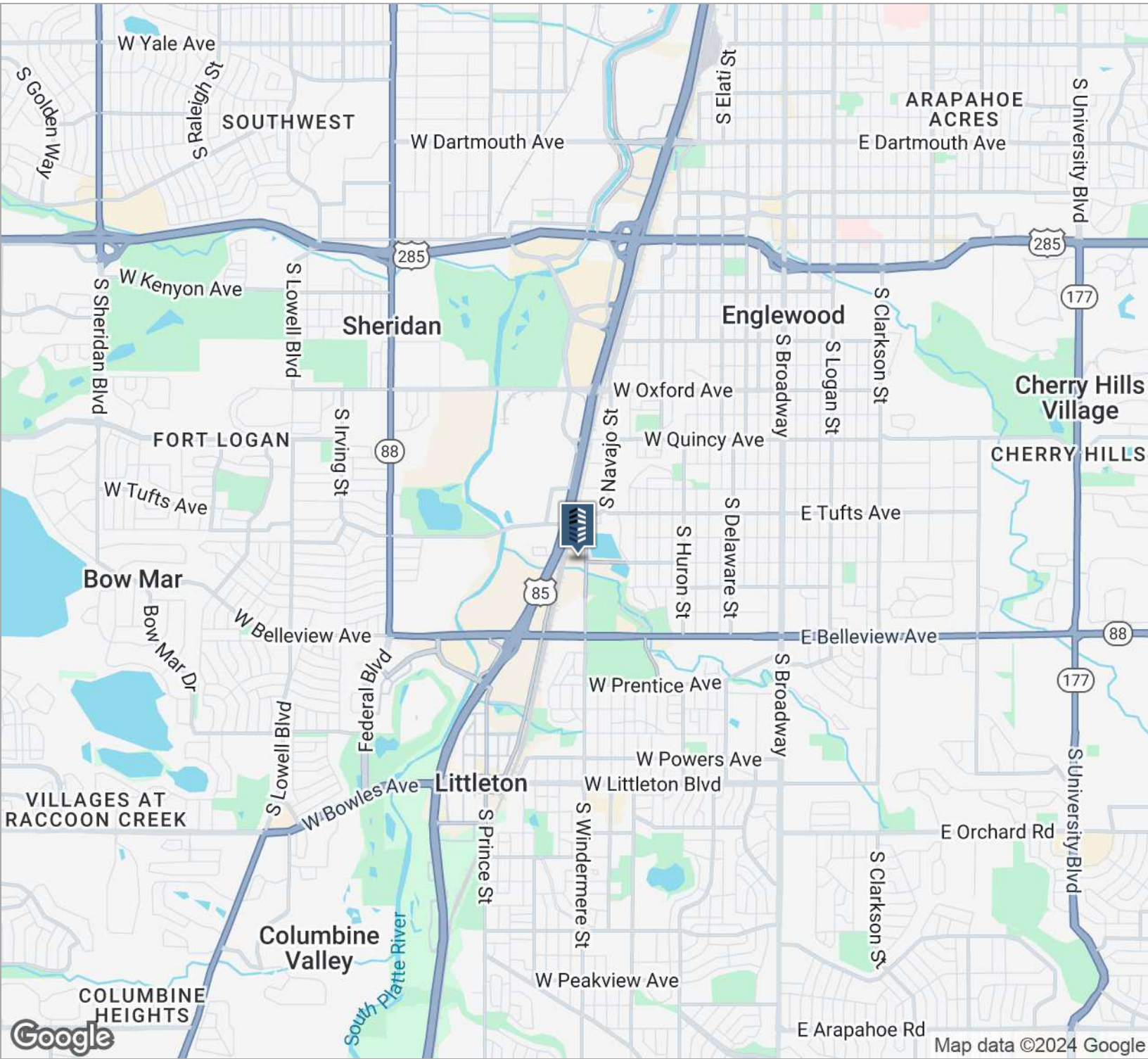
4,776 SF WAREHOUSE WITH HEAVY POWER AND SMALL YARD AREA



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