



FOR SALE/LEASE

9,266 SF Office/Warehouse With Heavy Power

3860 South Jason Street | Englewood, CO 80110



**Heavy Power & Outdoor Storage Yard!**

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## 3860 SOUTH JASON STREET

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,150,000
<b>Lease Rate:</b>	\$11.00/sf MG
<b>Lot Size:</b>	9,975 SF
<b>Building Size:</b>	9,266 SF
<b>Grade Level Doors:</b>	Yes 9'8"x9'
<b>Ceiling Height:</b>	9.0 FT
<b>Year Built:</b>	1963
<b>Zoning:</b>	I-1
<b>Property Taxes:</b>	\$16,793

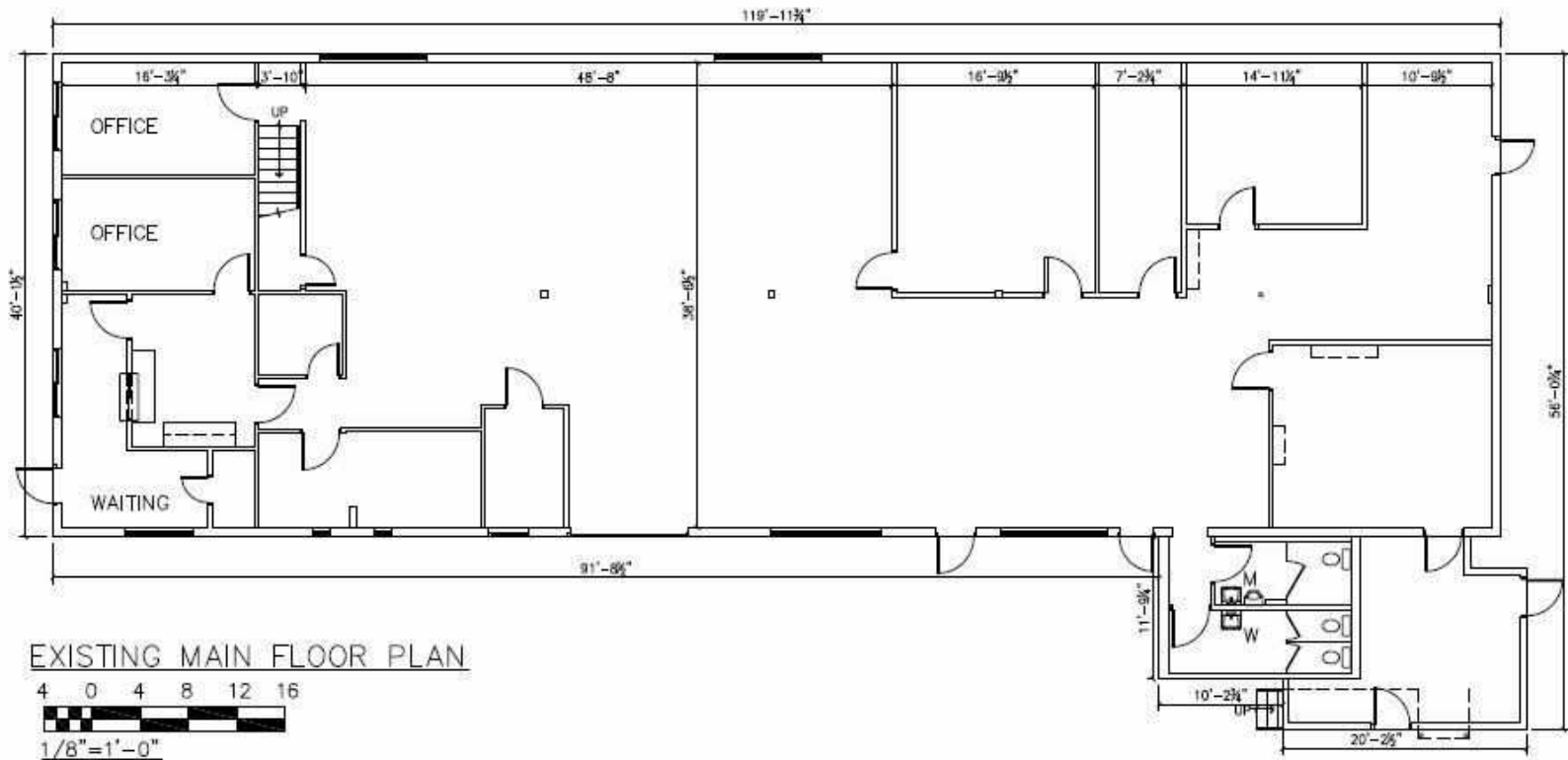
### PROPERTY HIGHLIGHTS

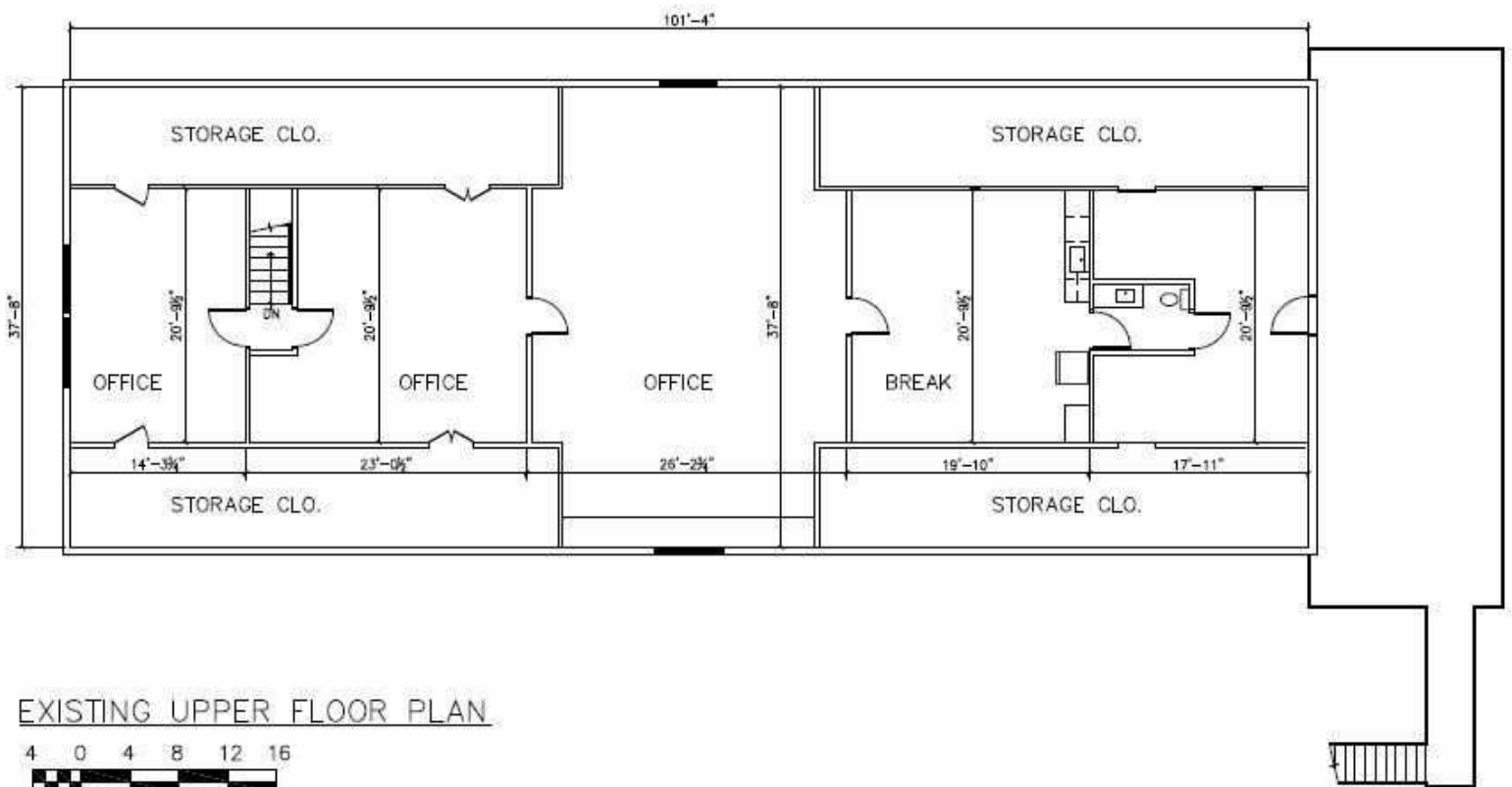
- Sale price reduced from \$1,950,000 to just \$1,150,000
- Lease rate reduced from \$12.50/sf MG to just \$11.00/sf MG
- Just a few minutes Southeast of S. Santa Fe Drive and W. Hampden Ave in Englewood.
- 5,266 SF of ground floor production space with 8' clearance and drive in loading (many walls can be removed if desired)
- 4,000 SF of 2nd floor office area
- 3 Phase 480 Volt 600 Amp power (to be verified)
- 9,975 SF lot with approximately 3,600 SF of fenced storage yard
- 40' high cube conex container included if desired.



# 9,266 SF OFFICE/WAREHOUSE WITH HEAVY POWER







EXISTING UPPER FLOOR PLAN

