

TCN WORLDWIDE

### FOR SALE/LEASE

9,266 SF Office/Warehouse With Heavy Power 3860 South Jason Street | Englewood, CO 80110



### **Heavy Power & Outdoor Storage Yard!**

### **CONTACT:**

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## SALE/LEASE OPPORTUNITY | INDUSTRIAL



#### **OFFERING SUMMARY**

**Sale Price:** \$1,150,000

**Lease Rate:** \$11.00/sf MG

**Lot Size:** 9,975 SF

**Building Size:** 9,266 SF

**Grade Level Doors:** Yes 9'8"x9'

Ceiling Height: 9.0 FT

Year Built: 1963

Zoning: I-1

Property Taxes: \$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

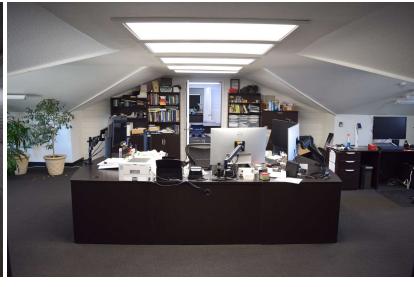






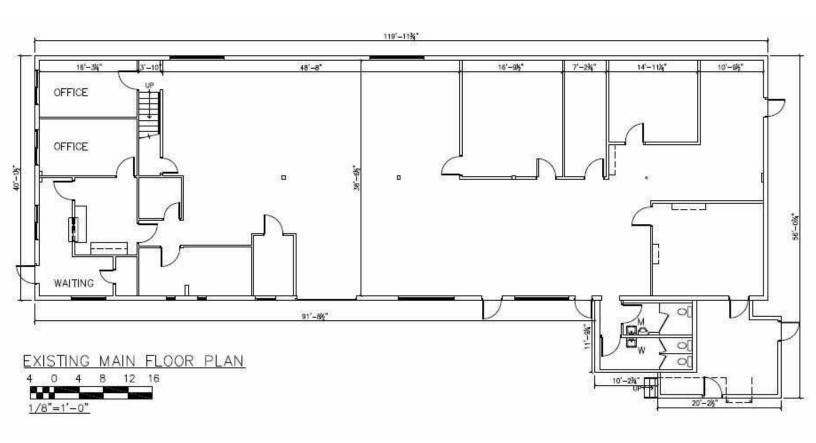






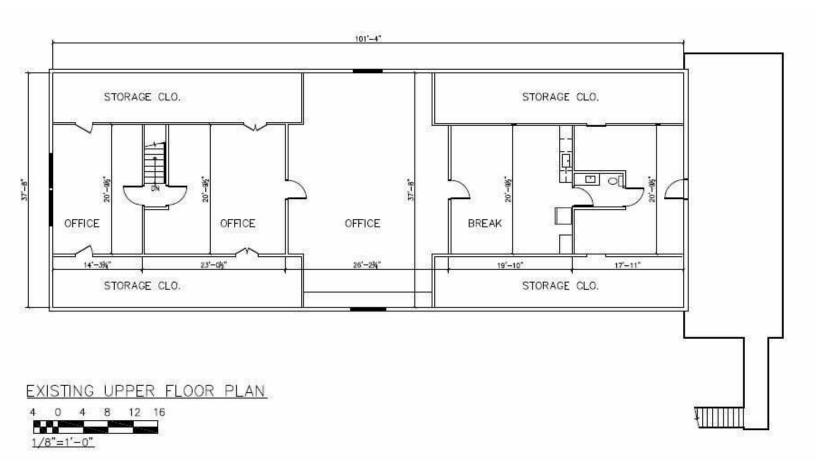


## **GROUND FLOOR LAYOUT**





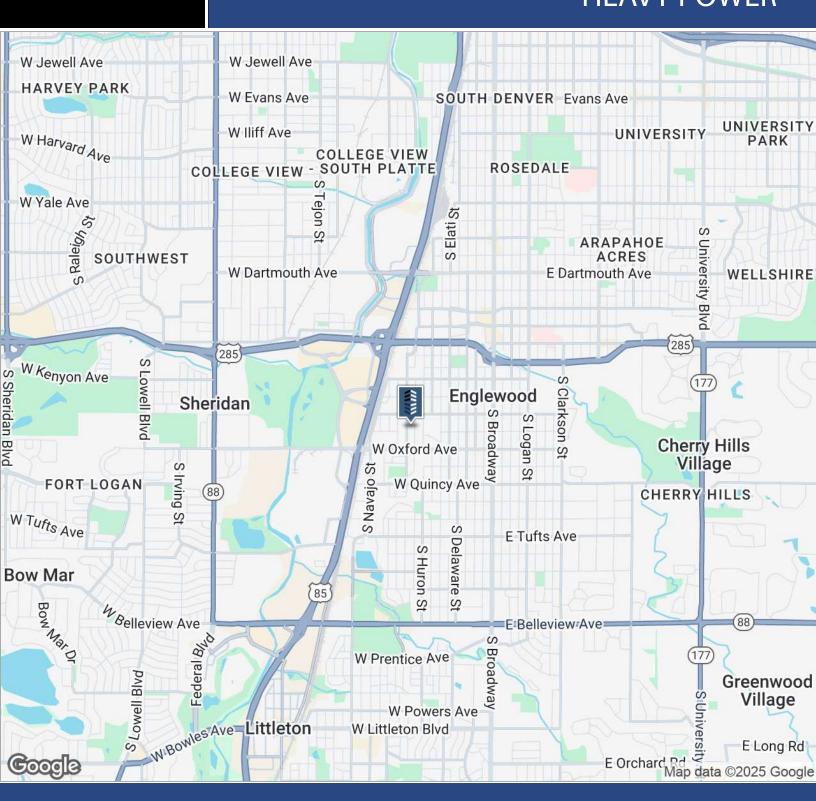
## 2ND FLOOR OFFICE LAYOUT







# 9,266 SF OFFICE/WAREHOUSE WITH HEAVY POWER



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