



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

FOR SALE OR LEASE

Metal Manufacturing Bldg. w/ Yard & Cranes

3755 South Lipan Street
Englewood, CO 80110



PROPERTY FEATURES:

Gross Building Size:	34,652
Office Area:	3,000 SF
Land Size:	1.74 AC (full city block)
Zoning:	I-1 - Englewood
Bridge Crane:	(2) 3-ton, (3) 5-ton
Clearance:	16'-20'
Power:	400 amp

Yard:	Fenced
Heat:	Radiant/gas
Loading:	(9) drive-in doors
City/County:	Englewood/Arapahoe
NNN:	\$2.87/SF

SALE PRICE: \$5,000,000 or \$144/SF
LEASE RATE: \$11.25/SF

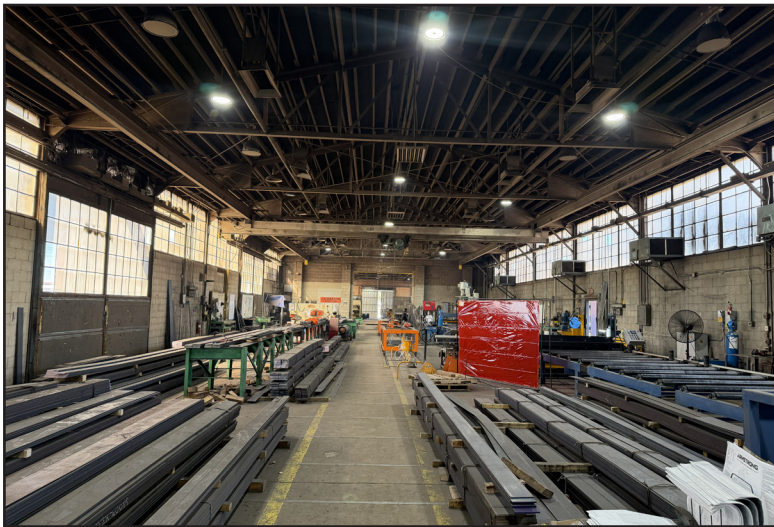
This 34,652 square foot manufacturing facility is located in the highly sought after southwest industrial market. This clear-span property sits on a 1.74 AC city block and has large oversized loading doors, heavy power, multiple bridge cranes, and a large fenced yard.



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 **VIEW DRONE VIDEO**





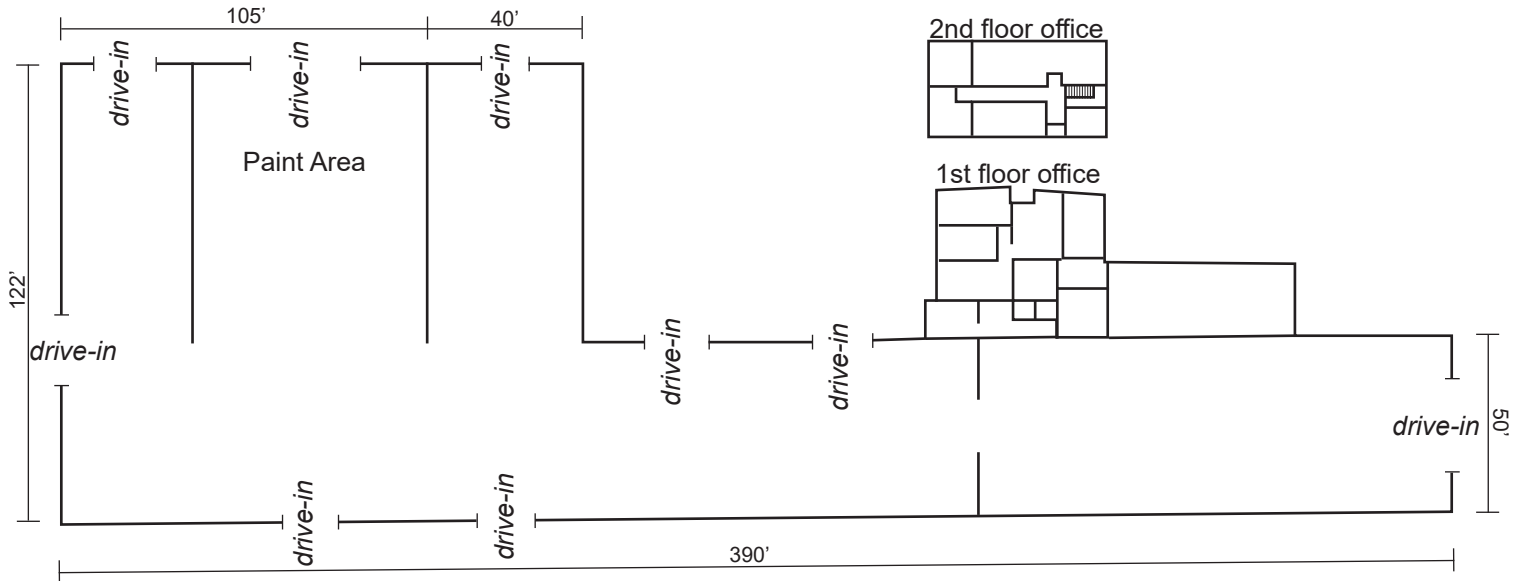
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BUILDING LAYOUT



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