



**FOR SALE AND LEASE**  
**\$3,650,000 | \$5.50 - 8.00 SF/YR (NNN)**

**RECENT PRICE IMPROVEMENT!**  
**3535 S IRVING STREET**  
**Englewood, CO 80110**

### PROPERTY HIGHLIGHTS

- Heavy Power
- 4 Units
- 14' - 20' Clear Height
- 3 Drive-In Doors
- 3-Ph Power / 1600 amps, to be verified by Electrician
- Multiple drive-in doors



**AVAILABLE SF**  
**5,426 - 10,711 SF**



**BUILDING SF**  
**35,624 SF**



**LOT SIZE**  
**1 ACRES**



**PARKING**  
**9 SPACES**



**TAXES**  
**\$88,654.04**



**YEAR BUILT**  
**1963**

### PROPERTY DESCRIPTION

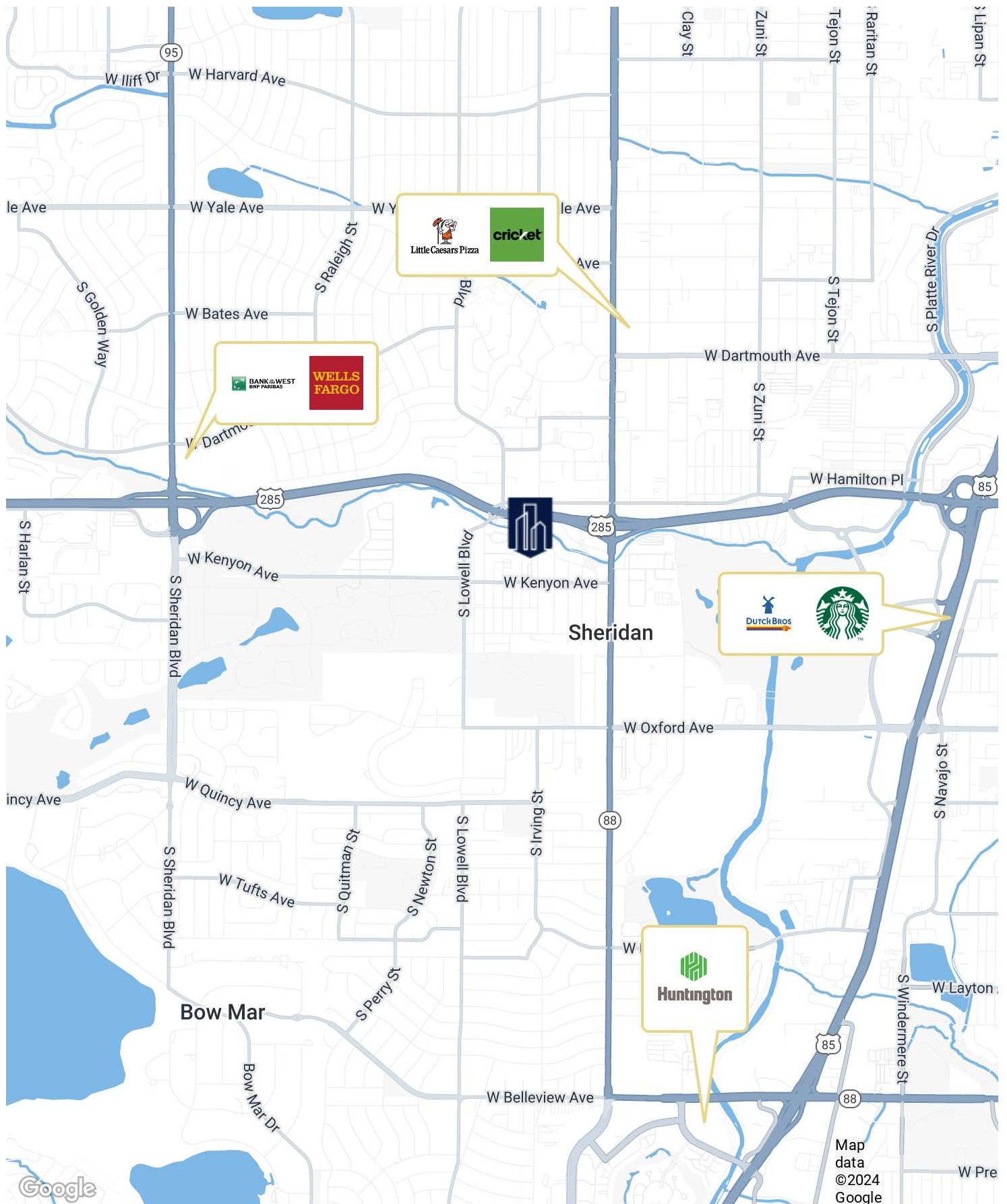
\*\*\*Affordable industrial lease rates for Lease AND Owner Financing Available for Sale\*\*\*

Sheridan based warehouse/manufacturing property for sale or lease in Southwest Denver off of Hampden. Currently a multi tenant building with 1 MTM tenant. Building has 3 distinct leasable units allowing for light industrial uses. Easy access to many areas of the Denver MSA. This property has great visibility from Highway 285 and is in an Opportunity Zone.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# AERIAL MAP



**BRIAN CHIMILESKE**

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**NICK JURGENS**

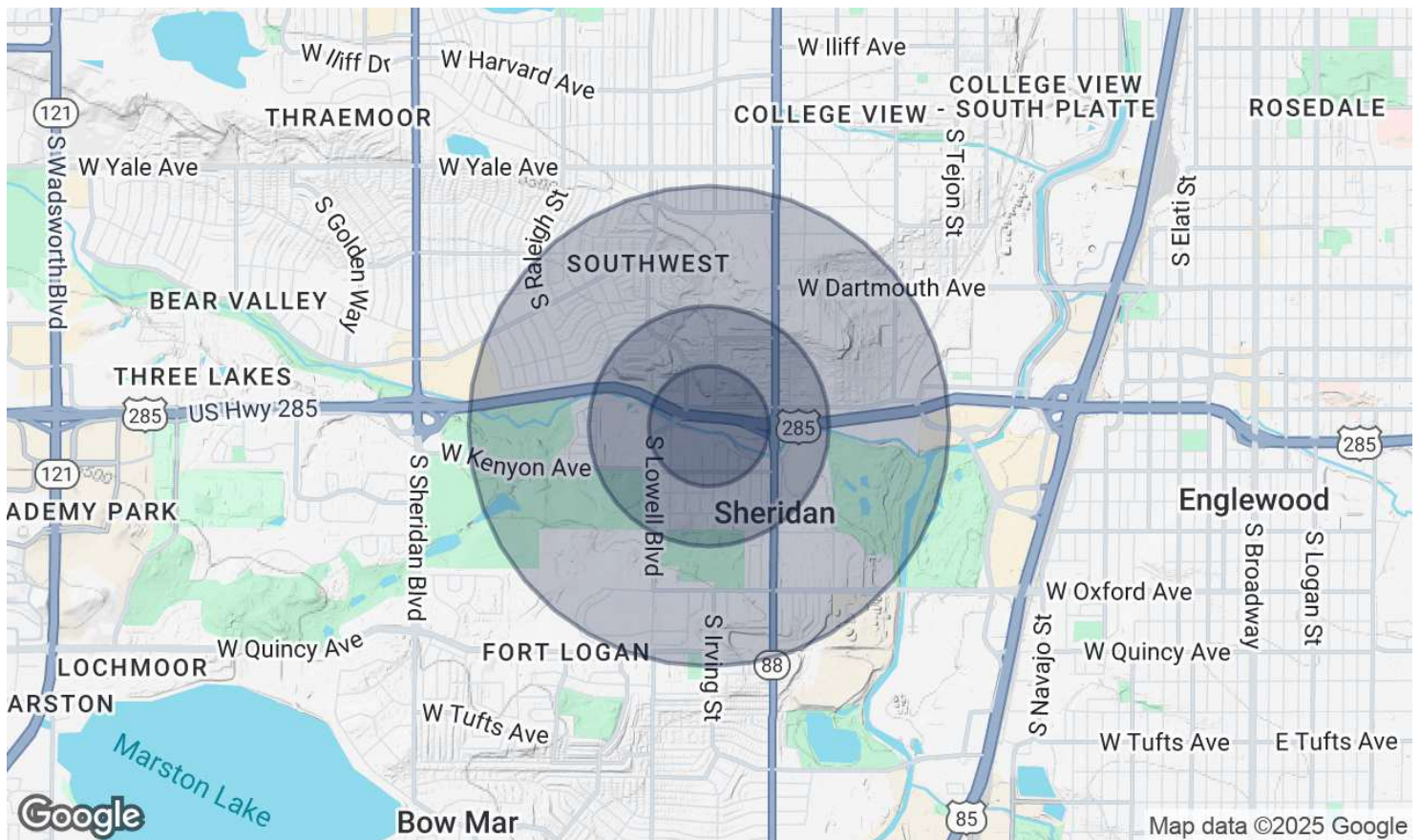
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,366	4,330	13,770
Average Age	36.0	37.5	38.2
Average Age (Male)	32.5	36.3	37.6
Average Age (Female)	36.2	36.2	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	669	1,768	5,180
# of Persons per HH	2.0	2.4	2.7
Average HH Income	\$38,439	\$53,118	\$62,829
Average House Value	\$109,733	\$172,397	\$223,360

2020 American Community Survey (ACS)

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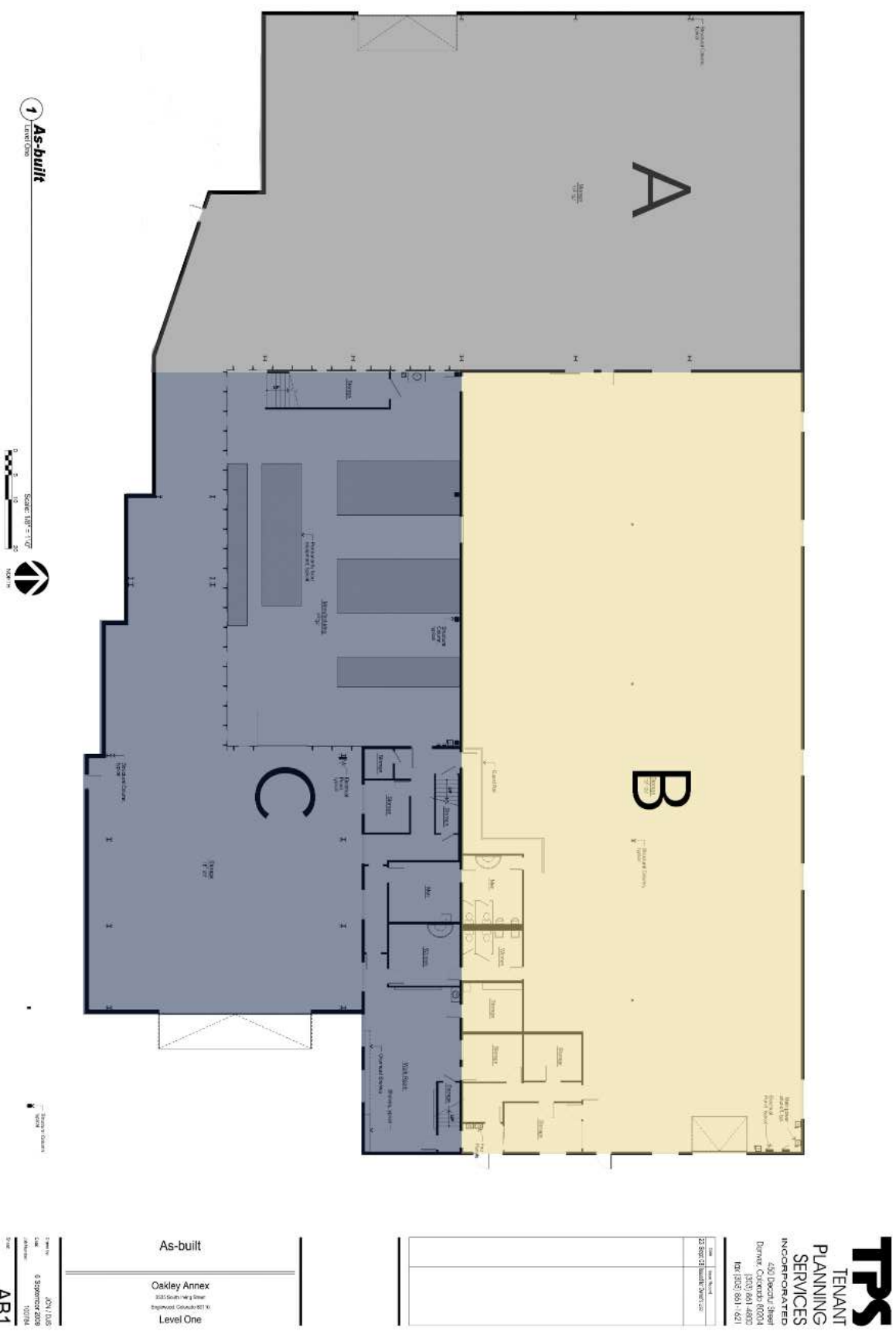
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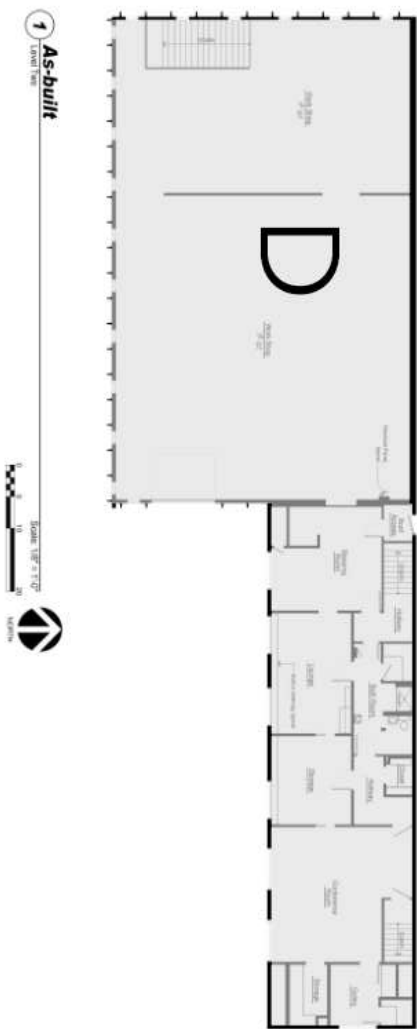
FLOOR 1



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As-built
Oakley Annex
1000 Oakley Street
Oakley, California 94621
Level Two

102	Level Two, As-built
102	Level Two, As-built

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**MADISON COMMERCIAL PROPERTIES**

# LEASE SPACES

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,426 - 10,711 SF	Lease Rate:	\$5.50 - \$8.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	8,434 SF	NNN	\$8.00 SF/yr	Loading door and high clear height warehouse/manufacturing space
B	Available	10,486 SF	NNN	\$7.00 SF/yr	Lower clear height, loading door manufacturing space
C	Available	10,711 SF	NNN	\$7.00 SF/yr	Mix of office and warehouse space
D	Available	5,426 SF	NNN	\$5.50 SF/yr	Second floor office space

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