

**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\*\*\*

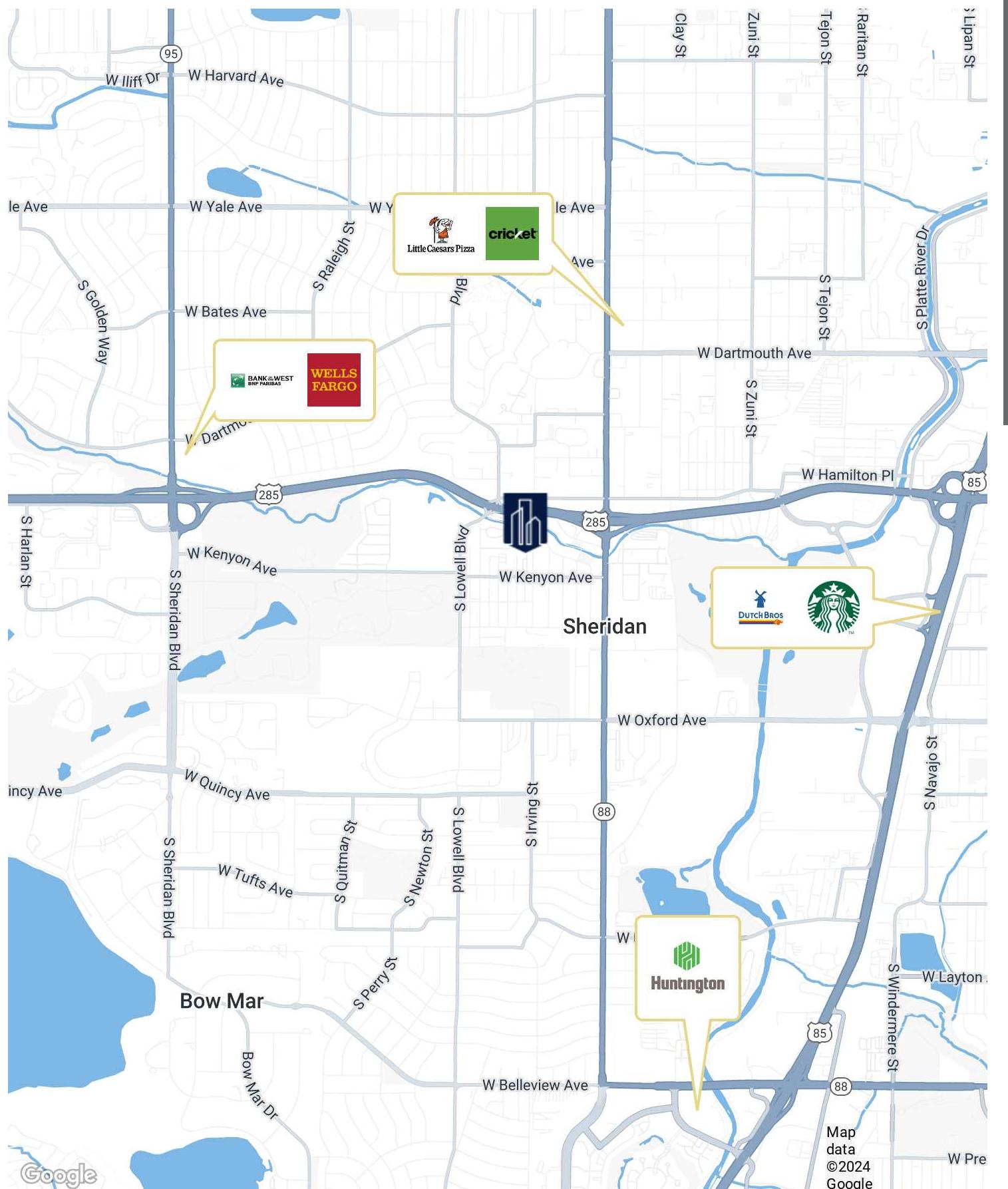
Sheridan based warehouse/manufacturing property for sale or lease in Southwest Denver off of Hampden. Currently a multi tenant building with 1 MTM tenant. Building has 3 distinct leasable units allowing for light industrial uses. Easy access to many areas of the Denver MSA. This property has great visibility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



**MADISON  
COMMERCIAL  
PROPERTIES**

# AERIAL MAP



**BRIAN CHIMILESKI**

303.720.2848

brian@madisoncommercial.com

**NICK JURGENS**

720.257.5183

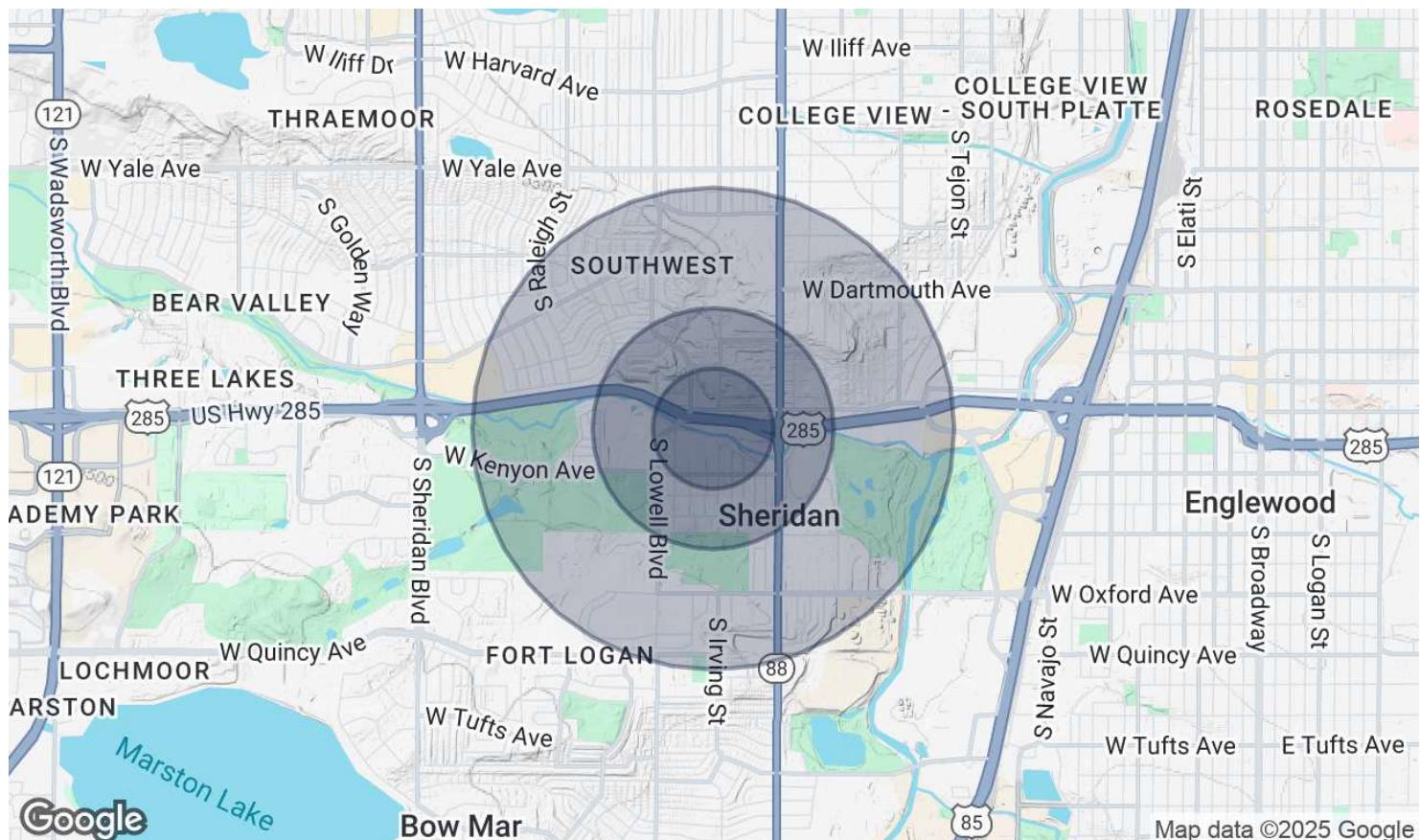
njurgens@madisoncommercial.com

**MADISON  
COMMERCIAL  
PROPERTIES**



Map  
data  
©2024  
Google

# 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)

**BRIAN CHIMILESKI**

303.720.2848

brian@madisoncommercial.com

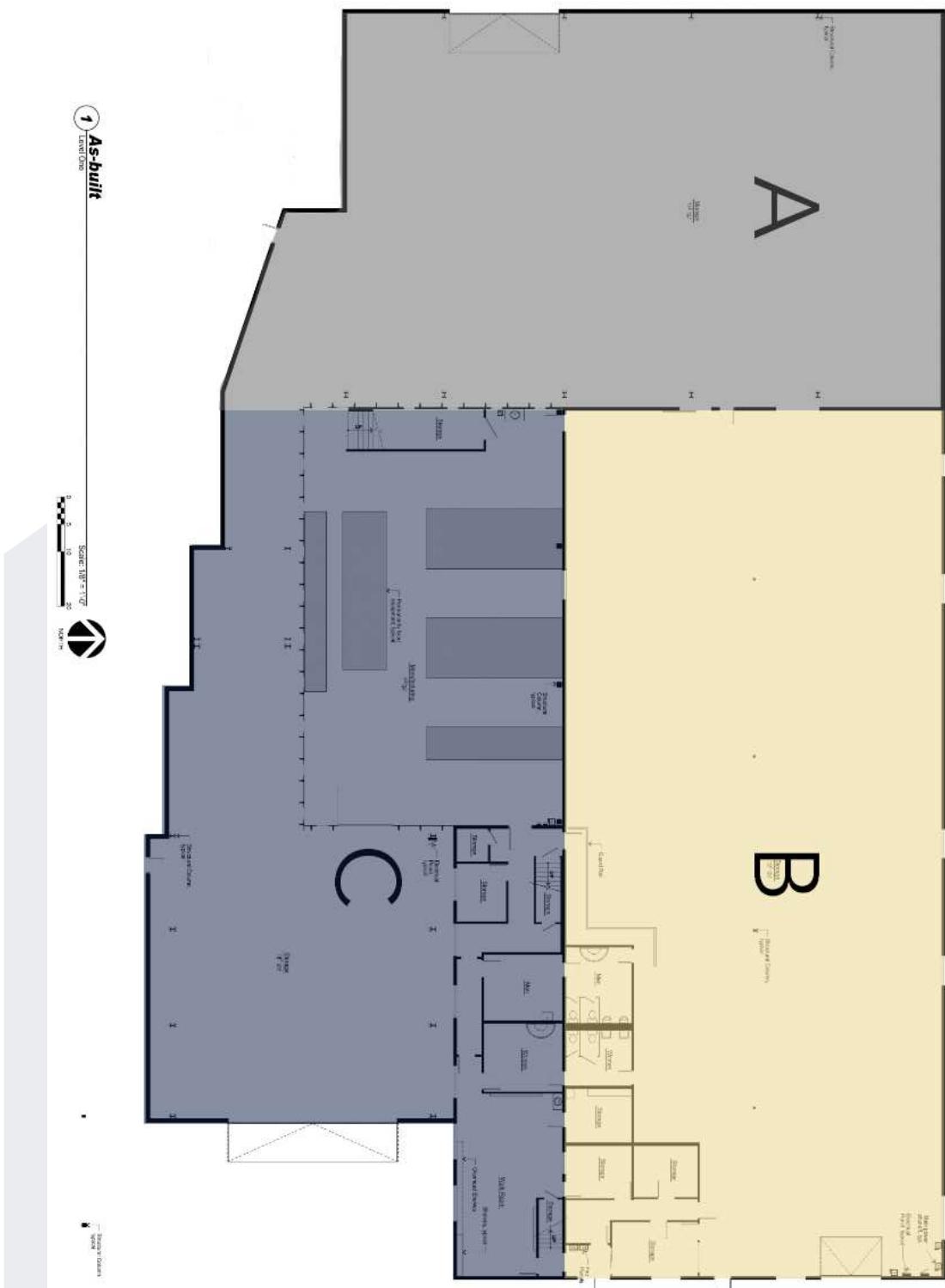
**NICK JURGENS**

720.257.5183

njurgens@madisoncommercial.com



## FLOOR 1



2020-02-22

## BRIAN CHIMILESKI

303.720.2848

brian@madisoncommercial.com

# NICK JURGENS

720.257.5183

[njurgens@madisoncommercial.com](mailto:njurgens@madisoncommercial.com)

TPS  
TENANT  
PLANNING  
SERVICES



**MADISON  
COMMERCIAL  
PROPERTIES**

## FLOOR 2



**BRIAN CHIMILESKI**

303.720.2848

brian@madisoncommercial.com

**NICK JURGENS**

720.257.5183

njurgens@madisoncommercial.com

**TPS**  
TENANT  
PLANNING  
SERVICES  
INCORPORATED  
400 Decker Street  
Denver, Colorado 80204  
(303) 861-4800  
Fax (303) 861-1161

**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

**BRIAN CHIMILESKI**

303.720.2848

brian@madisoncommercial.com

**NICK JURGENS**

720.257.5183

njurgens@madisoncommercial.com