

AVAILABLE FOR SALE OR LEASE



1900

W HAMILTON PLACE
SHERIDAN, COLORADO

Flex/Warehouse Property + Secured Yard

*Owner / User or Investment Opportunity
at Santa Fe Drive and Hwy 285*

Kentwood
Commercial



PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Twenty-Four (24) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below. Please do not disturb tenant.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY: _____



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EXECUTIVE SUMMARY

MODERN FLEX/WAREHOUSE OPPORTUNITY WITH SECURED YARD & HIGHWAY VISIBILITY

Lease, Owner/User or Investment Sale Opportunity in Sheridan

Ideally located just off Santa Fe Drive and Highway 285, this well-maintained flex/warehouse property offers an exceptional opportunity for an owner-user or investor seeking a highly functional facility with excellent regional access and outstanding visibility. The property features a secured outdoor yard, covered loading and parking area, and prominent building signage opportunities visible from Highway 285.

The warehouse is designed for operational efficiency with approximately 19-foot clear heights, three drive-in doors (one 12' x 10' and two 10' x 10'), temperature-controlled warehouse space, 500 AMP / 120/208V / 3-phase power, a nicely appointed kitchen/break area, and an additional office within the warehouse. The recently updated, two-story office area provides a professional environment for administrative operations. The first floor includes four private offices, a conference room, storage area, and restrooms, while the second floor offers an open collaborative workspace complemented by four additional private offices, providing flexibility for a variety of business needs.

Combining modern office finishes, functional warehouse features, a secured yard, and excellent highway access and exposure, this property is well suited for a wide range of industrial, distribution, service, and flex users.

Property Highlights

- » Secured fenced yard ideal for outdoor storage, fleet parking, or equipment staging
- » Prime location with immediate access to Santa Fe Drive, Highway 285 & the Denver metro
- » Excellent visibility & signage opportunity from Highway 285 for enhanced business exposure
- » Approximately 19 ft clear height providing flexibility: warehousing/manufacturing/distribution
- » Three drive-in doors (12' x 10' and 10' x 10') for efficient loading and vehicle access
- » Covered loading and parking area offering year-round protection for personnel and equipment
- » Temperature-controlled warehouse for improved comfort and operational flexibility
- » Robust 500 AMP, 120/208V, 3-Phase power to support a wide variety of industrial users
- » Existing ventilation exhaust hood system provides added flexibility for a variety of users
- » Recently renovated two-story office with modern finishes and a professional appearance
- » Efficient office layout: 8 private offices, conference room, open workspace, storage & restrooms
- » Well-appointed kitchen/break room and an additional office within the warehouse
- » Ideal owner-user facility combining quality office space, functional warehouse features, secured outdoor storage, and exceptional accessibility



SALES PRICE	\$2,400,000
LEASE RATE	\$12.50/SF NNN
BUILDING SIZE	11,750 SF
TOTAL LAND SIZE	24,906 SF
PROPERTY TYPE	Flex/Warehouse
YEAR BUILT	1997
STORIES	2
ROOF	Flat
HVAC	2 RTU's
POWER	400A, 120/208V, 3PH
CLEAR HEIGHT	19'
DRIVE-IN DOORS	Three (12' & 10')
ZONING	BUS-LI
TAXES (EST.)	\$45,148.40

EXTERIOR PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



AREA MAP



AREA HIGHLIGHTS

DINING/BARS/BREWERIES

- 1 Steak' n Shake
- 2 Bout Time Pub & Grill
- 3 Pho 4 U
- 4 Shifterz Bar & Grill
- 5 Home Cafe
- 6 Texas Roadhouse
- 7 Panera Bread
- 8 Chili's Grill & Bar
- 9 Parry's Pizzeria & Taphouse
- 10 The South Restaurant
- 11 Steakhouse 10
- 12 Noodles & Co.

COFFEE/CONFECTIONS

- 13 Andy's Frozen Custard
- 14 Starbucks
- 15 MO MO Tea
- 16 Dutch Bros Coffee
- 17 Nixon's Coffee House

RECREATION/ENTERTAINMENT

- 18 Broken Tee Golf Course
- 19 Regal Riverpoint
- 20 3rd Shot Pickleball
- 21 Englewood Public Library
- 22 Movement - Rock Climbing Gym

RETAIL/SERVICES

- 23 Target
- 24 Five Below
- 25 Costco
- 26 Sportsman's Warehouse
- 27 Burlington
- 28 Walmart Supercenter
- 29 Harbor Freight
- 30 Wells Fargo Bank
- 31 Chase Bank
- 32 Great Clips
- 33 Massage Envy
- 34 Dollar Tree



SHERIDAN

Sheridan, Colorado is a strategically positioned business community in the southwest Denver metropolitan area, offering exceptional accessibility, regional connectivity, and high-profile visibility for commercial and industrial users. Located along the U.S. Highway 285 corridor with immediate access to Santa Fe Drive (US-85), C-470, and Interstate 25, Sheridan provides efficient connections to Downtown Denver, the Denver Tech Center, Denver International Airport, and the greater Front Range. The city’s location allows businesses to efficiently serve customers and employees throughout the metro area while benefiting from significantly reduced travel times to many of Denver’s primary employment centers.

Many commercial properties in Sheridan enjoy excellent frontage along high-traffic corridors, creating strong branding opportunities through prominent building signage and daily vehicle exposure. The community supports a diverse mix of industrial, flex, office, retail, and service businesses and continues to attract investment due to its business-friendly environment, competitive operating costs, and central location. Complemented by nearby amenities including River Point at Sheridan, regional retail destinations, restaurants, and recreational trails, Sheridan offers an ideal balance of accessibility, visibility, and convenience, making it an increasingly desirable location for owner-users, investors, and expanding businesses.

DEMOGRAPHICS

Population 2025	1 mi	9,273	Average Household Income	1 mi	\$94,261	Daytime Businesses	1 mi	1,646
	2 mi	54,018		2 mi	\$108,177		2 mi	5,089
	3 mi	138,609		3 mi	\$113,636		3 mi	9,254
Median Age	1 mi	37.3	Daytime Employees	1 mi	15,211	Consumer Spending	1 mi	\$120,761,430
	2 mi	38.4		2 mi	38,298		2 mi	\$736,427,761
	3 mi	38.2		3 mi	69,465		3 mi	\$1,924,521,989

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

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