

# SANTA FE

## COMMERCE CENTER

4719 4720  
4731 4750

S. SANTA FE CIR.  
ENGLEWOOD, CO 80110



## 4750 S. SANTA FE CIR. | UNIT 1

### WAREHOUSE & FLEX SPACE FOR LEASE

## PROPERTY OVERVIEW

<b>Unit Size:</b> 1,600 SF	<b>Clear Height:</b> 14' 10" - 16' 2"
<b>Office:</b> 50%	<b>Loading:</b> One (1) Drive In Door 9'8" x 9'8"
<b>Available:</b> Immediately	<b>Parking:</b> 1.96:1,000
<b>Lease Rate:</b> \$2,066.67/month	<b>Zoning:</b> I-1
<b>Op. Exp. (2022):</b> \$600/month	<b>YOC:</b> 2001
<b>Total Rent:</b> \$2,666.67/month	

## HIGHLIGHTS

- Santa Fe Frontage / Visibility with excellent access to South Metro Denver
- Functional Unit Layout
- Drive-In Loading
- Favorable Neighborhood Demographics
- Abundant Retail Amenities in Area
- Business Park Atmosphere

**T.J. SMITH, SIOR**  
+1 303 283 4576  
tj.smith@colliers.com

**NICK RICE**  
+1 720 833 4620  
nick.rice@colliers.com

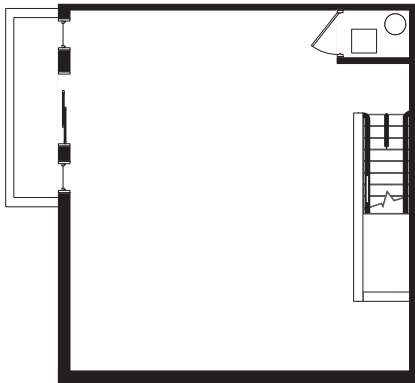
**NICHOLAS NASHARR**  
+1 303 283 4563  
nicholas.nasharr@colliers.com

**NICOLA**  
WEALTH

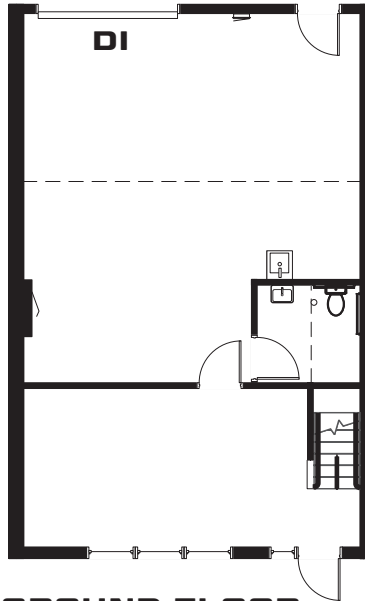
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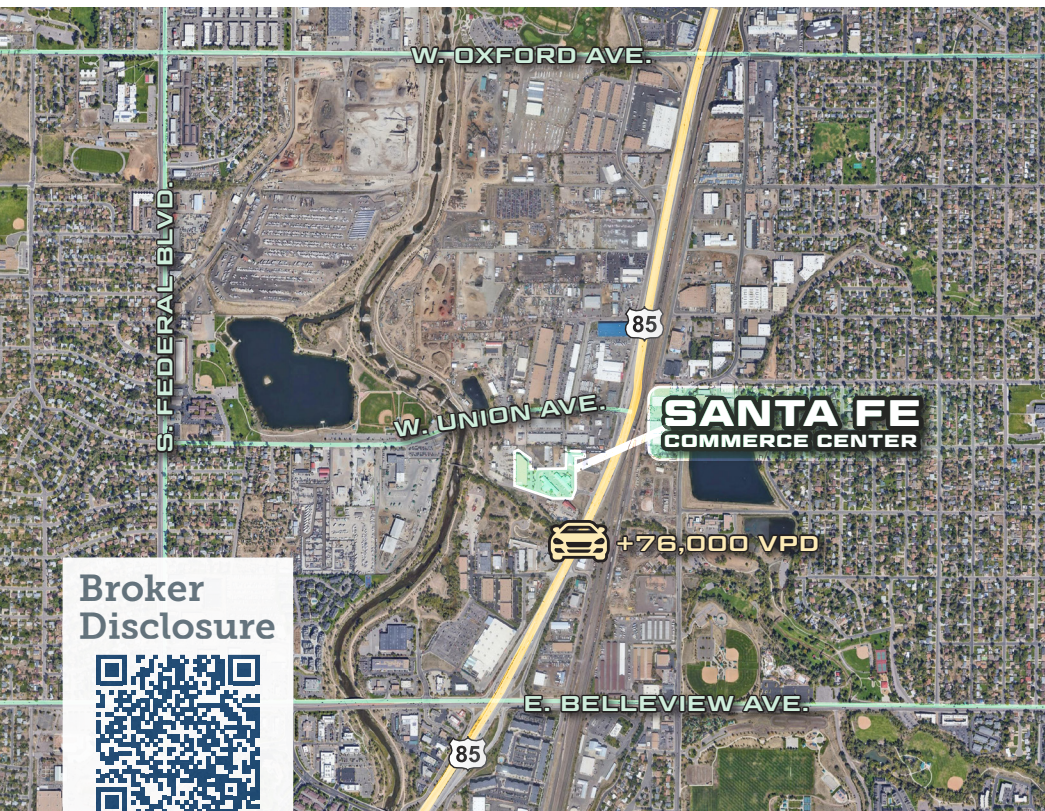
1,600 SF



MEZZANINE



GROUND FLOOR



Broker Disclosure



## CONTACT US:

**T.J. SMITH, SIOR**

+1 303 283 4576

[tj.smith@colliers.com](mailto:tj.smith@colliers.com)

**NICK RICE**

+1 720 833 4620

[nick.rice@colliers.com](mailto:nick.rice@colliers.com)

**NICHOLAS NASHARR**

+1 303 283 4563

[nicholas.nasharr@colliers.com](mailto:nicholas.nasharr@colliers.com)



**COLLIERS**

4643 S. Ulster Street, Suite 1000

Denver, CO 80237

P: +1 303 745 5800

F: +1 303 745 5888