

- PLEASE DO NOT DISTURB TENANTS -  
ALL PROPERTY TOURS MUST BE SCHEDULED IN ADVANCE



## INDUSTRIAL FOR LEASE

3945 S Mariposa St., Englewood, CO 80110



**LEASE RATE**  
\$13.50/SF NNN



**EST NNN**  
\$5.50/SF



**SPACE AVAIL.**  
7,360 SF



**ZONING**  
I-1

### SUMMARY

3945 S Mariposa Street offers 7,360 SF of highly functional industrial space in Englewood, well suited for automotive and trade-focused tenants. The property is fully temperature controlled and features 12' clear heights, two 10' grade-level garage doors, and an existing paint booth, creating a rare opportunity for car collectors, auto restoration users, and specialty automotive operations.

The space includes five dedicated parking spaces and benefits from a highly accessible location just two minutes from Oxford Avenue and Santa Fe Drive, providing efficient connectivity throughout the Denver metro area. With its specialized buildout, practical layout, and strong access, the property is also an excellent fit for a range of light industrial and trade uses.

### HIGHLIGHTS

- Fully temperature controlled with 12' clear heights
- Two 10' grade-level garage doors and existing paint booth
- Located in an established industrial corridor with neighboring businesses
- Strong Connectivity to highway networks such as Santa Fe, I25, and C-470

### NORTHPEAK TEAM

#### DREW WILLIAMS

Advisor

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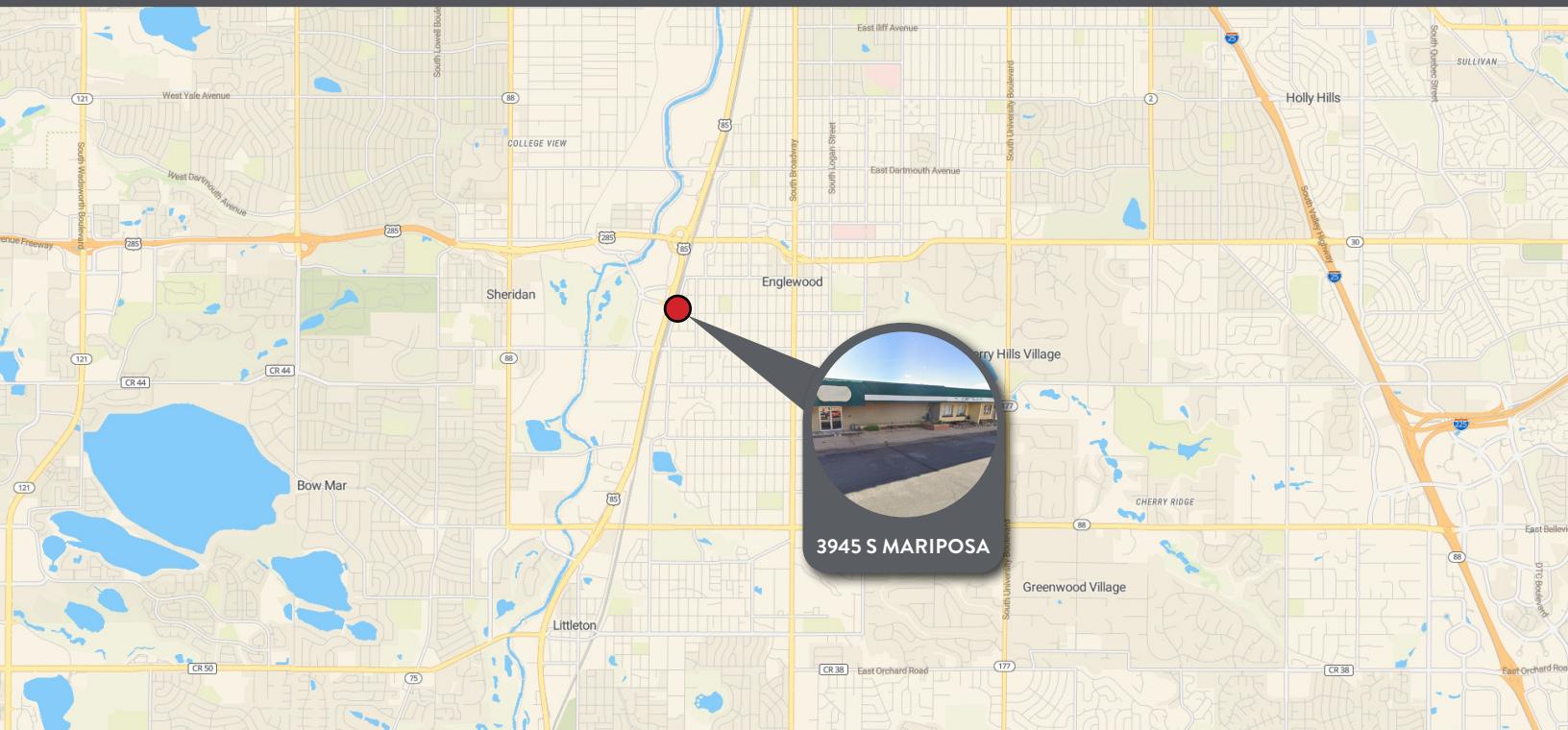
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