



# Industrial - Outdoor Storage -



## Denver's Premier Outdoor Contractor Storage

2,000 SF - 1+ AC Available, 21+ Total Acres  
2690 W Union Ave & 2800 W Chenango Ave  
Englewood, CO

### Property Details

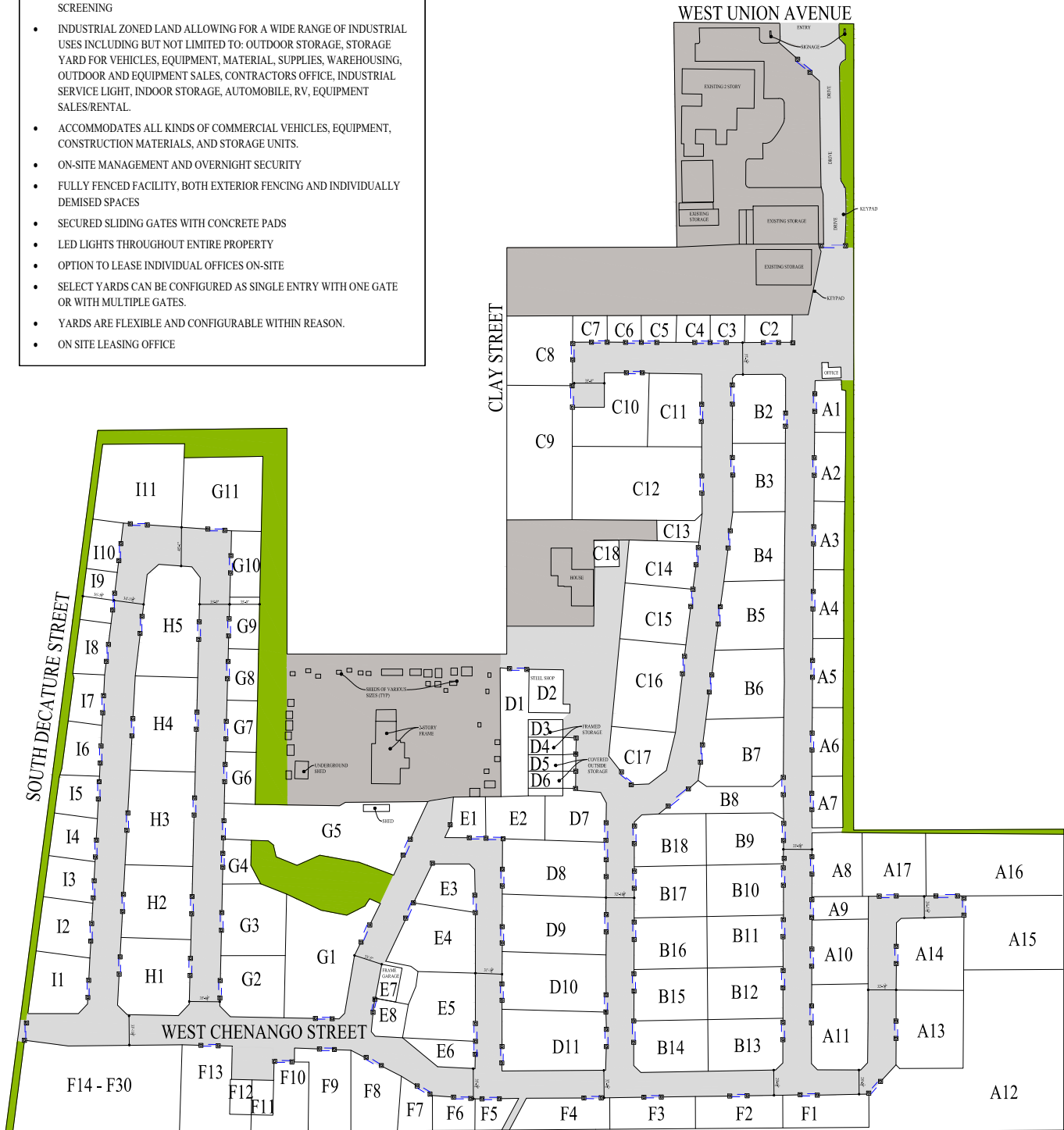
- **Lease Rate & Availability:**  
Contact Justin Harris  
720-660-7955  
manager@aspenios.com
- **Majority of Denver Metro accessible within 30 minute drive time**
- **Executive Offices Available**
- **Power Available**
- Select yards available with covered storage, asphalt, concrete, and/or storage units
- New 25' wide reinforced concrete access road
- New leasing office and guard shack
- **Zoning:** I-1, Light Industrial & PUD-Planned Unit Development
- **Allowed Uses:** Outdoor Storage, Vehicles, Equipment, Materials, Supplies, Contractor Offices & Fleet Services, most industrial uses
- **Class A Facilities:** Commercial grade 8' high fencing, blackout screening, 35' wide crushed asphalt roads, 20' wide sliding gates, lights and state-of-the-art security camera system.
- 24-Hour gated access via keypad entry
- On-Site management and security
- Quick access to Santa Fe., C-470, W Hampden Ave & Denver Metro



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## AMENITIES

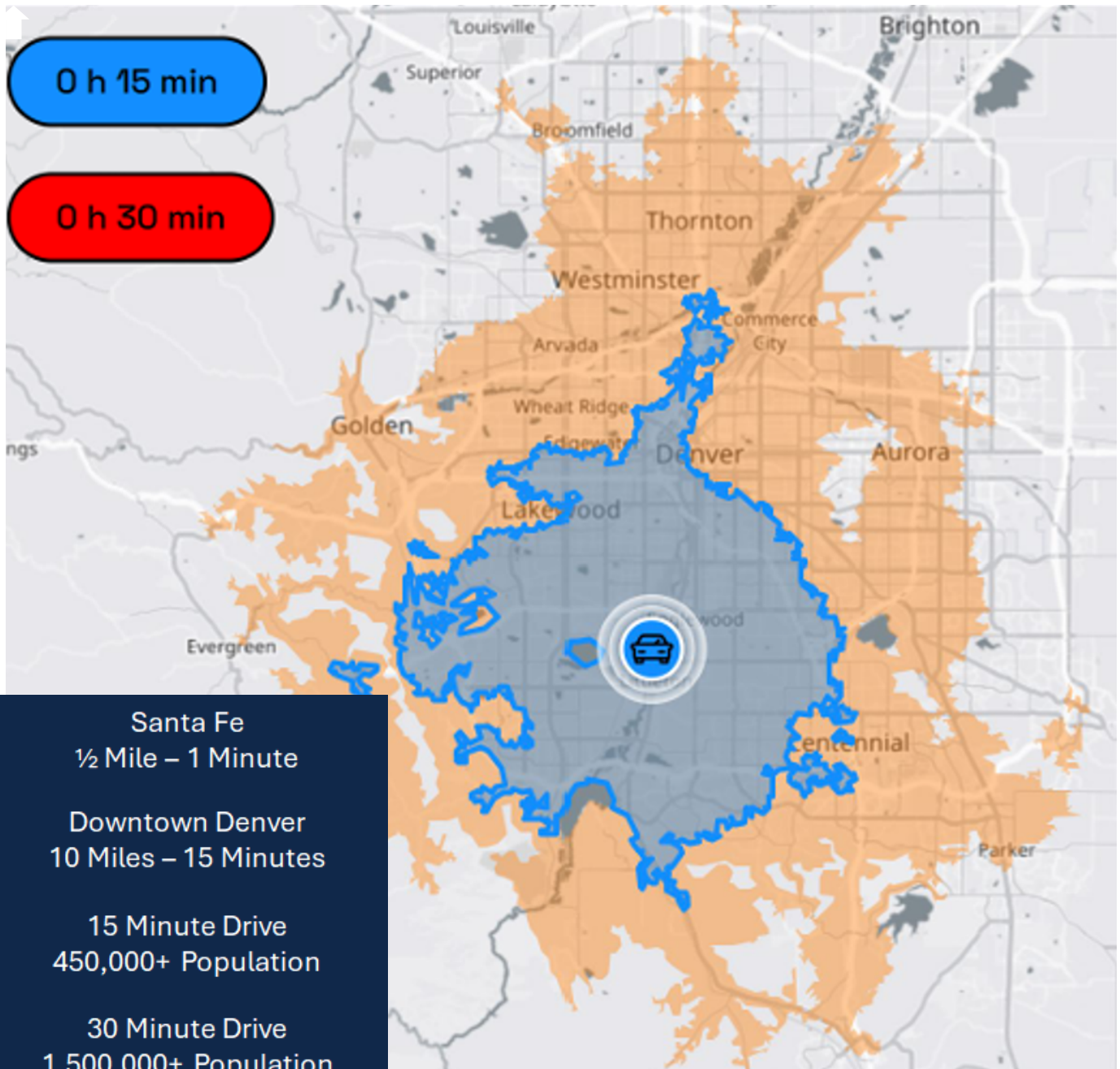
- CLASS "A" CONTRACTOR STORAGE FACILITY.
- YARD SIZES RANGING FROM 1,000-20,000+ SQ. FT.
- 24/7 CONTROLLED ACCESS WITH KEYPAD ENTRY AND EXIT.
- HIGH-SECURITY FACILITY WITH STATE-OF-THE-ART SECURITY CAMERAS
- CRUSHED CONCRETE AND RECYCLED ASPHALT GROUND COVER IN YARDS
- RECYCLED ASPHALT ROADWAYS
- 8' TALL COMMERCIAL GRADE CHAIN LINK FENCING WITH 98% BLACKOUT SCREENING
- INDUSTRIAL ZONED LAND ALLOWING FOR A WIDE RANGE OF INDUSTRIAL USES INCLUDING BUT NOT LIMITED TO: OUTDOOR STORAGE, STORAGE YARD FOR VEHICLES, EQUIPMENT, MATERIAL, SUPPLIES, WAREHOUSING, OUTDOOR AND EQUIPMENT SALES, CONTRACTORS OFFICE, INDUSTRIAL SERVICE LIGHT, INDOOR STORAGE, AUTOMOBILE, RV, EQUIPMENT SALES/RENTAL.
- ACCOMMODATES ALL KINDS OF COMMERCIAL VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS, AND STORAGE UNITS.
- ON-SITE MANAGEMENT AND OVERNIGHT SECURITY
- FULLY FENCED FACILITY, BOTH EXTERIOR FENCING AND INDIVIDUALLY DEMISED SPACES
- SECURED SLIDING GATES WITH CONCRETE PADS
- LED LIGHTS THROUGHOUT ENTIRE PROPERTY
- OPTION TO LEASE INDIVIDUAL OFFICES ON-SITE
- SELECT YARDS CAN BE CONFIGURED AS SINGLE ENTRY WITH ONE GATE OR WITH MULTIPLE GATES.
- YARDS ARE FLEXIBLE AND CONFIGURABLE WITHIN REASON.
- ON SITE LEASING OFFICE



# Photos & Amenities

- Brand new yards with crushed asphalt
- Select yards include concrete pads
- State of the art security cameras
- Brand new reinforced concrete access road
- Brand new asphalt and concrete on W Union Avenue connecting from Santa Fe
- Individual offices for lease
- Brand new leasing office and security guard shack





0 h 15 min

0 h 30 min

Santa Fe  
 ½ Mile – 1 Minute

Downtown Denver  
 10 Miles – 15 Minutes

15 Minute Drive  
 450,000+ Population

30 Minute Drive  
 1,500,000+ Population

Additional Information & Leasing:

Justin Harris  
 (720) 660-7955  
 manager@aspenios.com



**ASPEN CAPITAL**  
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