

Hampden Industrial Park

2331 West Hampden Avenue | Sheridan, CO 80110



NEW ONSITE MANAGEMENT

BUILDING INFORMATION

Available	1,362 SF – 3,000 SF	Parking	Free Surface
Building Size	126,956 SF	Power	208 Volt/3-Phase (To be Verified by Electrician)
Lease Rate	Space Specific	Clear Height	Up to ±16'
2025 Expenses	\$6.79/SF (est.)	Loading	Drive-In
Sprinklered	No	City/County	Sheridan/Arapahoe
Year Built	1973–1986	Zoning	PUD

HIGHLIGHTS



Nearby amenities



Limited small
availabilities in market



Ready to move in
vacancies



Excellent access to south
metro

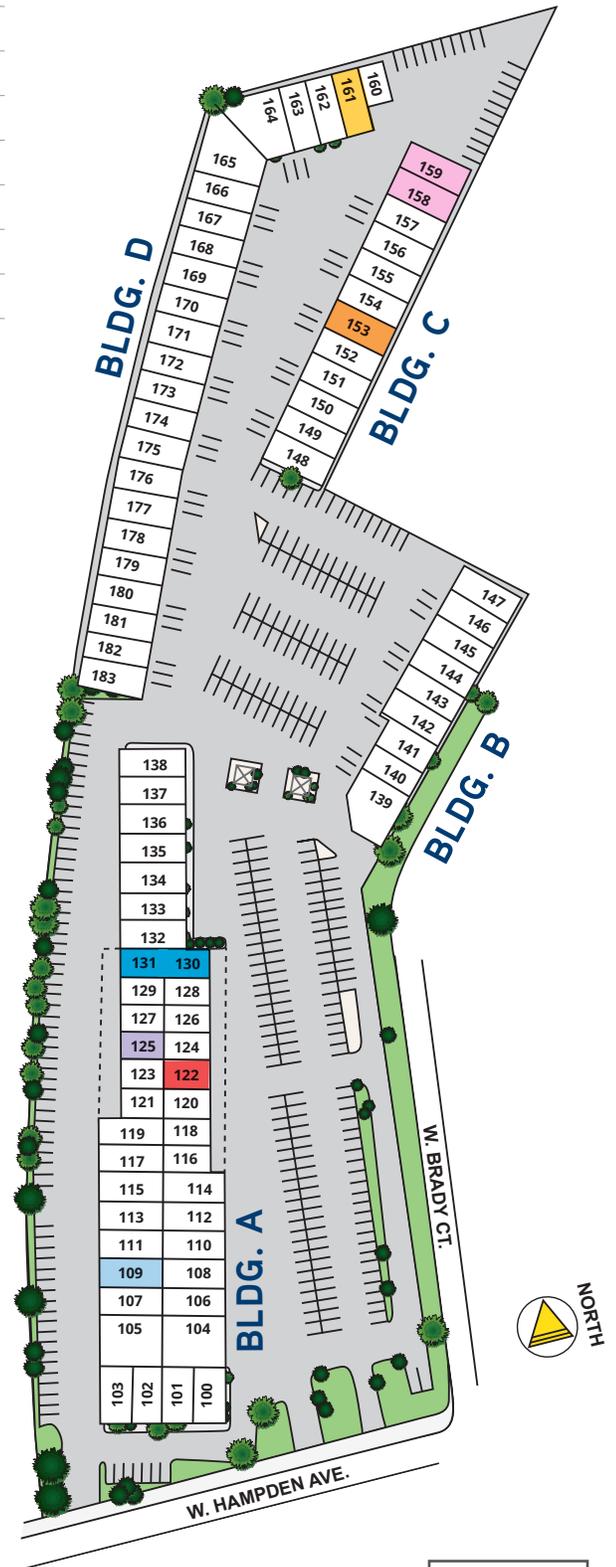
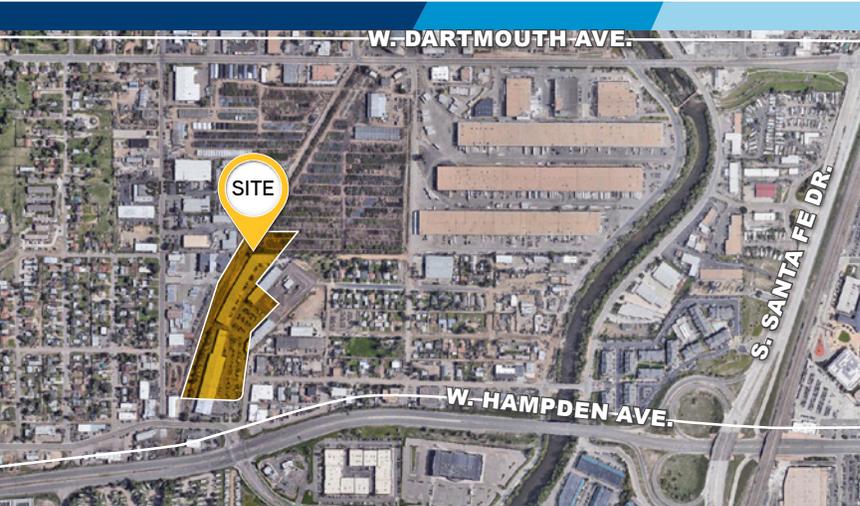
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AVAILABILITY

UNIT	SIZE	LOADING	GROSS MONTHLY RENT	AVAILABLE
109	1,362 SF	Drive-In	\$2,473.17	Vacant
122	1,380 SF	Drive-In	\$2,275.85	Vacant
125	1,384 SF	Drive-In	\$2,195.95	Vacant
130/131	2,764 SF	Drive-In	\$4,212.80	Vacant
153	1,500 SF	Drive-In	\$2,411.25	Vacant
158/159	3,000 SF	Drive-In	\$4,697.50	Vacant
161	1,500 SF	Drive-In	\$2,348.75	Vacant



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