

**3310 | S KNOX CT**  
ENGLEWOOD, CO 80110

LEASE RATE

**\$10 - 12/SF + (NNN)**



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TCN  
REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS

Address	3310 S Knox Ct
City, State, Zip	Englewood, CO 80110
Lease Rate	\$10-12/SF (NNN)
NNN's	~4.52/SF
Building Size	6,045 SF
Available SF	~3,000 SF (TBV)
Lot Size	38,681 SF
Zoning	B-3
Year Built	1981
Taxes (2024)	\$27,877

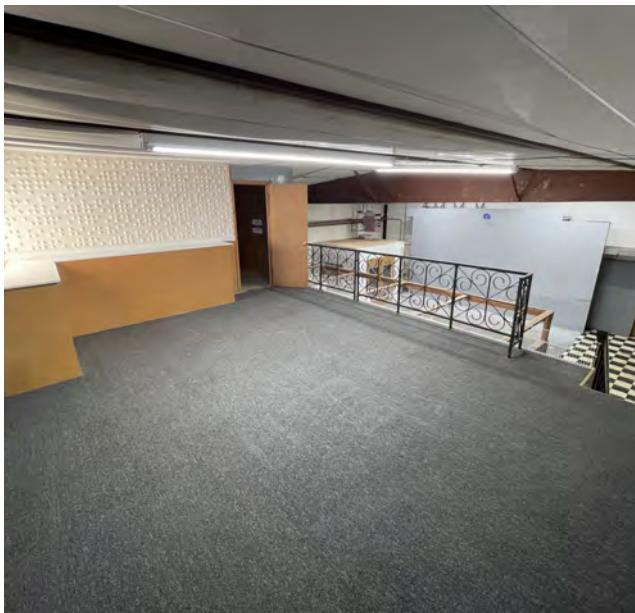
## PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present approximately ~3,000 SF available for lease at 3310 S Knox Ct. The property offers a practical layout that works well for a wide range of light industrial and commercial users, with a blend of warehouse and office that supports daily operations. A mezzanine provides additional storage or flex space without increasing the footprint. It sits in a convenient pocket of Englewood with quick access to Federal and Highway 285, providing efficient connectivity and positioning 3310 S Knox Ct as a versatile space for a variety of users.

- Mezzanine ideal for operational space or additional storage
- On site and street parking
- Located in unincorporated Arapahoe County
- Units are separately metered
- Arapahoe County Land Development Code ([PDF](#))



## ADDITIONAL PHOTOS



# RETAILER MAP





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