

3310

S KNOX CT
ENGLEWOOD, CO 80110

LEASE RATE
\$10 - 12/SF + (NNN)



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

MATT TURNER

BROKER ASSOCIATE

303.645.4787

mturner@uniqueprop.com



400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

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.

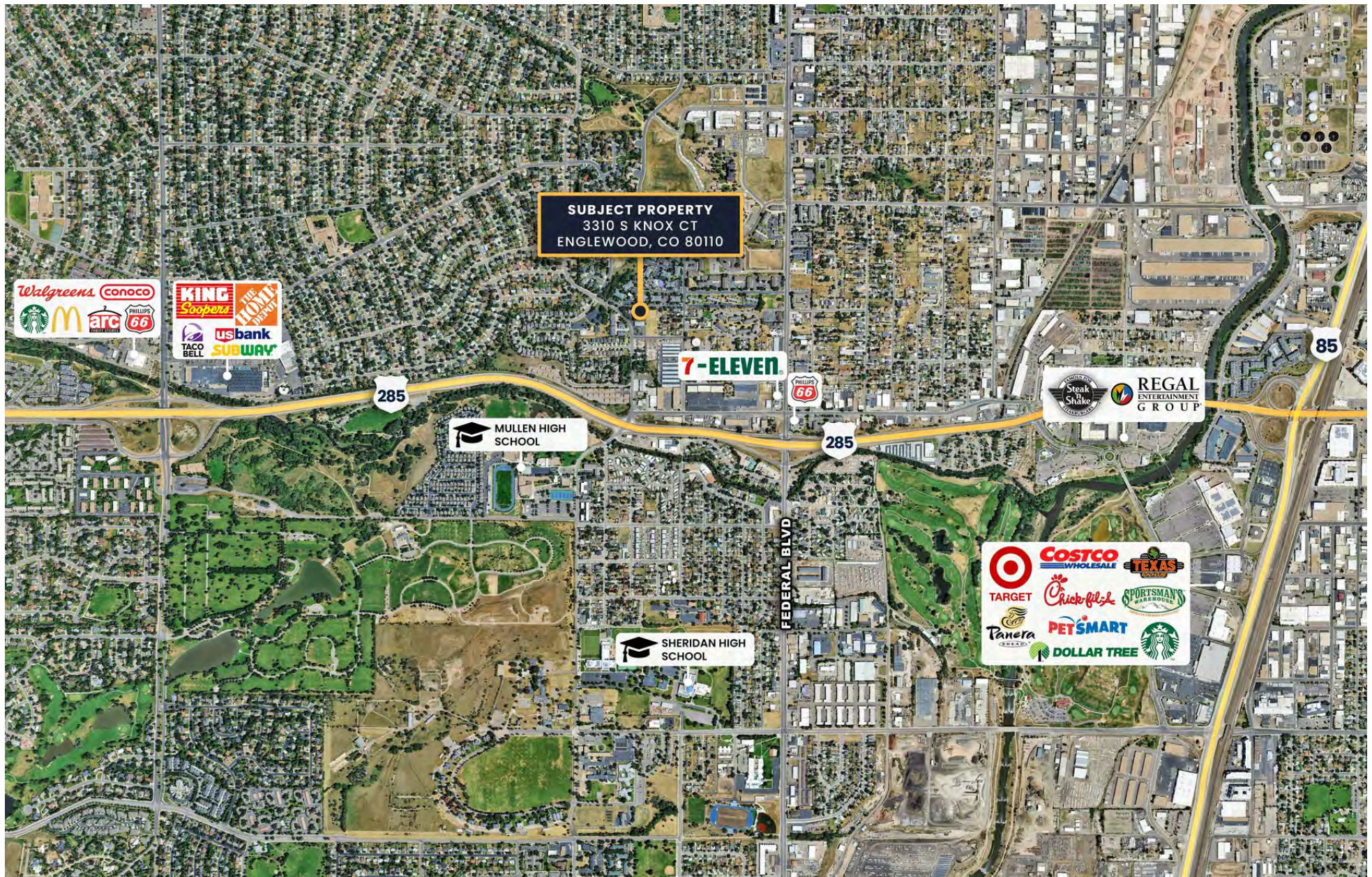
- Mezzanine ideal for operational space or additional storage
- On site and street parking
- Located in unincorporated Arapahoe County
- Units are separately metered
- Arapahoe County Land Development Code (PDF)



ADDITIONAL PHOTOS



RETAILER MAP





SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

MATT TURNER

BROKER ASSOCIATE

303.645.4787

mturner@uniqueprop.com