



FOR LEASE

2,108 SF Office Warehouse

3420 S Brady Court | Sheridan, CO 80110

RATE REDUCED!

\$3,100/MO YEAR 1 INTRO RATE



Corner Unit, Entirely Temp Controlled, Extremely Clean!

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OFFERING SUMMARY

Available SF:	2,108 SF
Office:	650 SF
Lease Rate:	\$11/SF NNN \$13/SF NNN
Est. Monthly Rent:	<u>\$3,100/Month</u> \$3,500/Month
Loading:	1 Dock High Door
Ceiling Height:	12.0' Clear Height
Year Built:	1980
Power:	200 3-Phase
Zoning:	Industrial
Cross Streets:	Hampden & Santa Fe

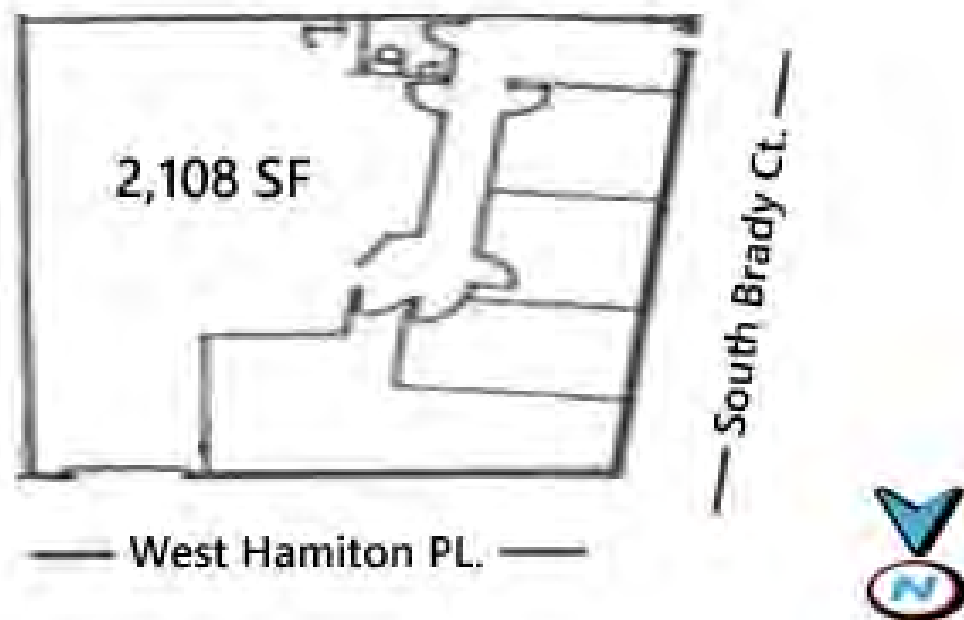
PROPERTY OVERVIEW

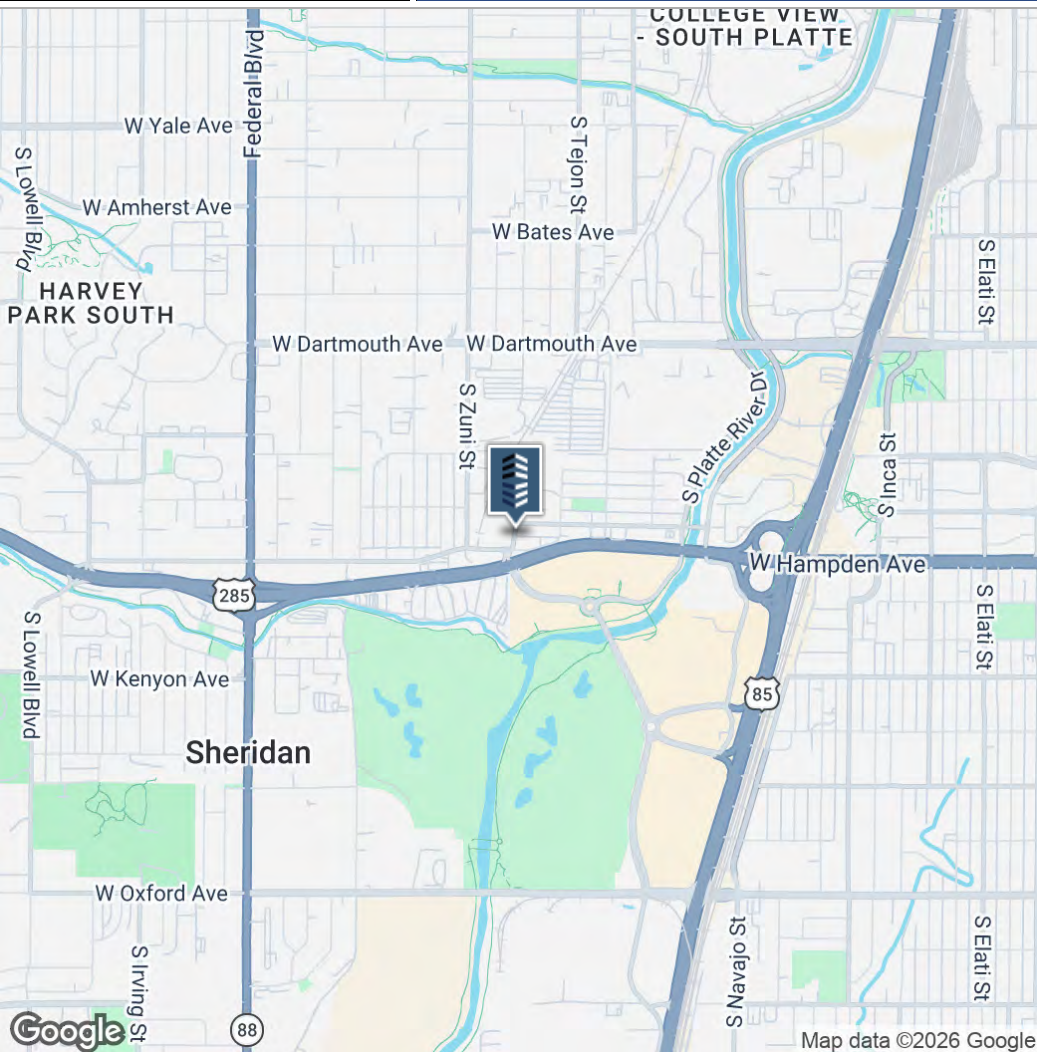
This well-located office/warehouse building directly across from Riverpoint at Sheridan on Hampden & Santa Fe. Built in 1980, the property is ideally located for quick access due to being directly off Hampden Ave. The available unit is a corner suite, with 3 private offices, open bullpen, reception and warehouse area. Entire Unit is temperature controlled, and offers a rare dock high loading function for a smaller unit. Renovated in 2023, the warehouse is now wide open with new T-8 lighting fixtures, higher ceilings, and a commercial sink.

PROPERTY HIGHLIGHTS

- Great location in the Sheridan Industrial area
- Close to highways, Santa Fe and Hampden
- High End CBD Extraction buildout in place
- 100% temperature controlled
- 30% office finish







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