

SPACE FOR LEASE

6,480 SF

2261 W CORNELL AVE

ENGLEWOOD • CO

AVAILABLE

INDUSTRIAL PROPERTY

MATT KULBE *Principal*

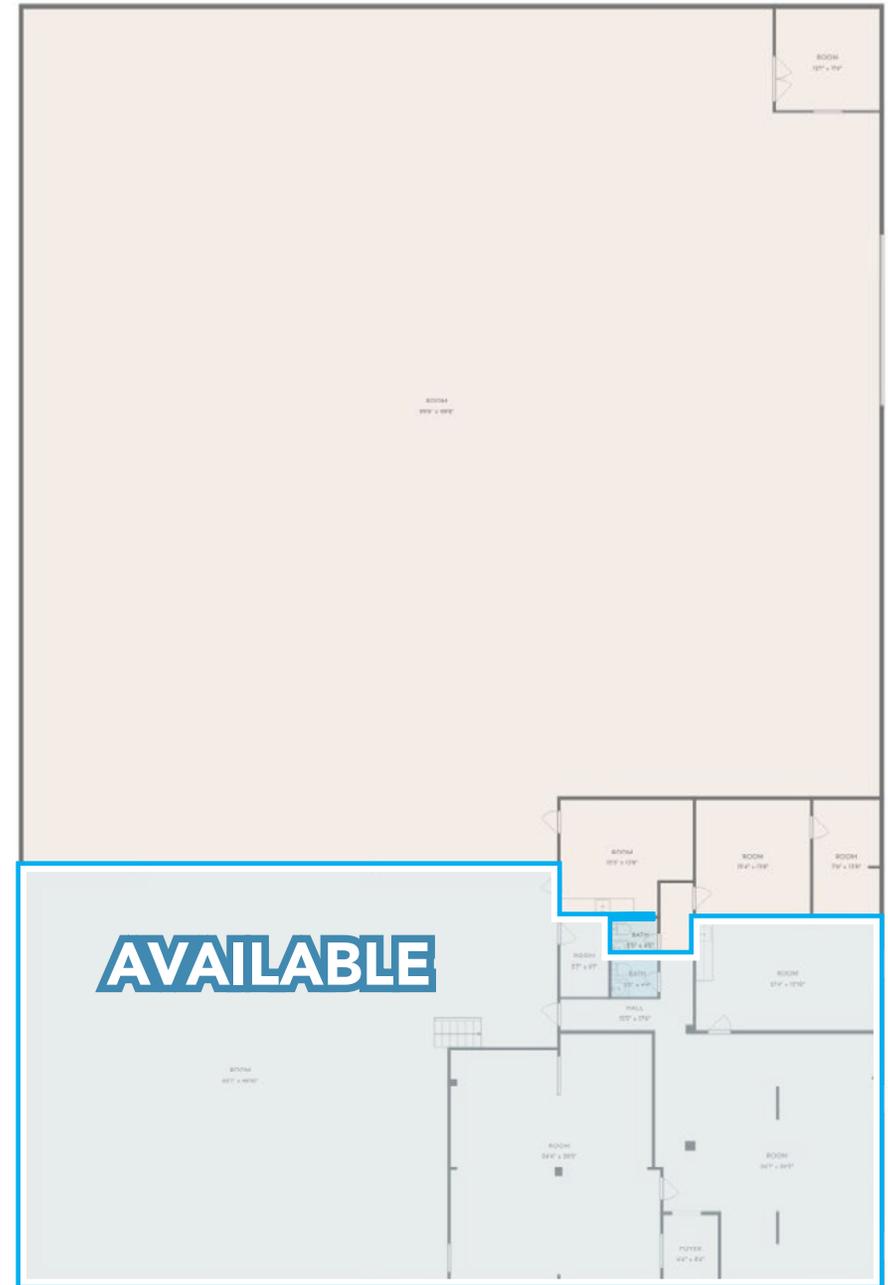
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PROPERTY OVERVIEW

PROPERTY ADDRESS	2261 West Cornell Avenue, Englewood, CO, USA
PROPERTY TYPE	Industrial
ZONING	I-1 Englewood
SF AVAILABLE	6,480 SF
CLEAR HEIGHT	18'
LEASE RATE	\$12.00/SF/YR NNN
YEAR BUILT	1974

- 6,480 SF Warehouse/Office with Drive In Loading
- Large Open Office/Showroom Space with Kitchenette
- Conveniently Located Near Highway 85 (Santa Fe) & Highway 285



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,577	148,033	366,114
2025 Estimate	12,366	142,917	384,700
Growth 2025-2030	1.7%	1.7%	1.8%
Average Age	36	39	39
Average Household Income	\$82,000	\$111,400	\$118,300
BUSINESS			
Labor Force	6,766	80,497	199,204
Workday Population	16,519	141,485	379,516



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S Wyandot St

W Cornell Ave

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