

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

INDUSTRIAL SPACE FOR LEASE

2192 W. College Ave., Suite B, Englewood, CO



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PROPERTY INFORMATION:

Suite B:	4,300± Sq.Ft. Available
Lease Rate:	\$12.00/SF NNN
NNN's:	\$4.55/SF (2023 Estimate)
YOC:	2010
Drive-In Loading:	2 - 10' x 10'
Ceiling Height:	14' Clear
Power:	200 Amps 3-Phase 480V
HVAC:	2 Hanging Gas Heaters, No A/C* * Heavily Insulated & Highly Efficient
Parking:	4 Off Street Spaces w/ Suite

White-boxed warm vanilla shell vacant and ready for occupancy. Fully sprinklered, energy efficient, wood floors, ample ambient light, and grade-level loading. 14' Clear Height throughout with 2 restrooms in suite. Security Monitoring ready for activation.

For Lease: \$12.00/SF

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Fuller Real Estate
(303) 534-4822



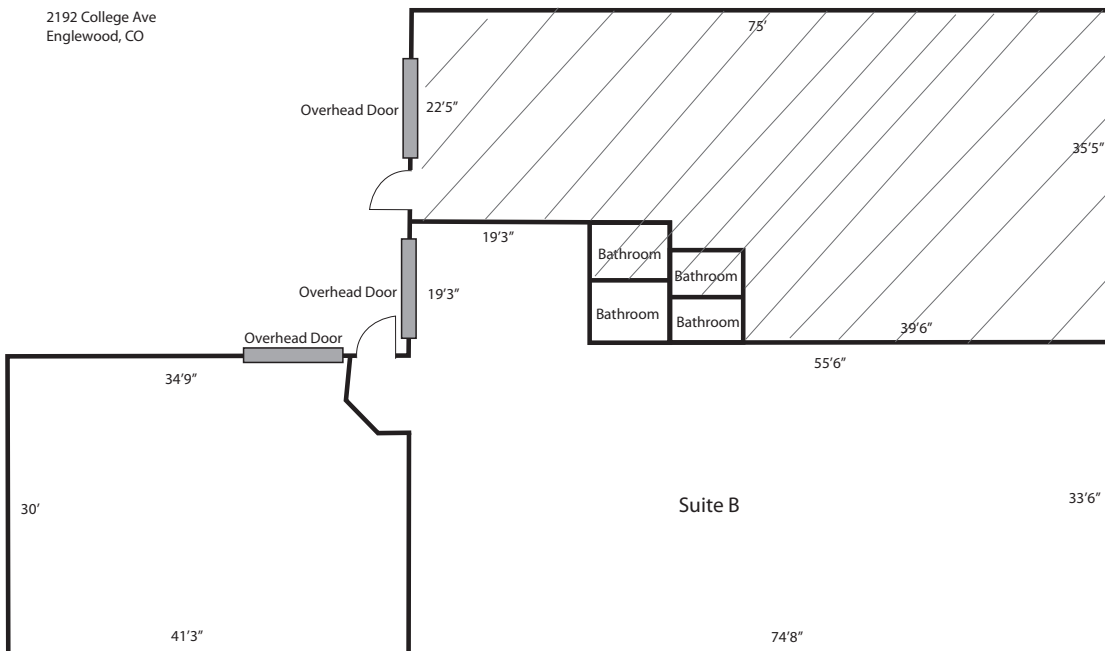
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This floor plan is a visual representation only and dimensions are approximate.