

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# SMALL BAY INDUSTRIAL SALE LEASEBACK OPPORTUNITY

2192 W. College Ave., Englewood, CO



www.FullerRE.com



[Click to view](#)

[Englewood  
Land Use](#)

[Click to view](#)



## FOR SALE

<b>Total SF:</b>	6,740± SF Total Suite A: 2,440± SF Suite B: 4,300± SF - Vacant
<b>Lot Size:</b>	15,930± SF
<b>YOC:</b>	2010
<b>Zoning:</b>	I-1 (Englewood)
<b>Loading:</b>	3 - 10' x 10' (Drive-In Doors)
<b>Clear Height:</b>	14'
<b>HVAC:</b>	3 - Gas Unit Heaters
<b>Parking:</b>	8 Off-Street Spaces
<b>Taxes:</b>	\$25,003 (2023)

Two-unit small-bay Industrial warehouse for sale in Englewood's I-1 Zoning District. This building is fully sprinklered, has high efficiency insulation (SIPS), wood floors, ample ambient light, and grade-level loading. 14' Clear Height throughout with 2 restrooms per suite. Security monitoring wired and ready for activation.

Occupy Suite B and benefit from rental income on Suite A.

**Sale Price: \$1,300,000**

**Fuller Real Estate**  
(303) 534-4822



**Brokerage  
Disclosure**

**Jason Russ, Lead**  
(720) 974-2794 direct  
(609) 240-6549 mobile  
JRuss@FullerRE.com

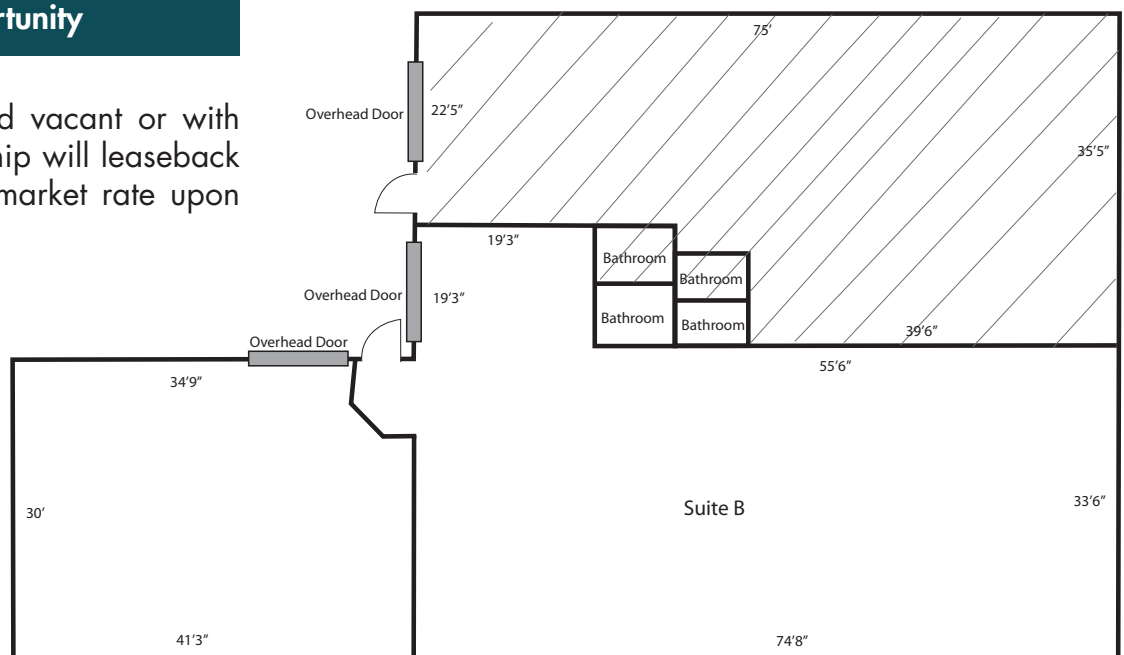
**Brian Baker**  
(720) 287-5416 direct  
(720) 280-4733 mobile  
BBaker@FullerRE.com





### Sale Leaseback Opportunity

Property can be delivered vacant or with income in-place. Ownership will leaseback the 2,440 SF Unit A at market rate upon successful Closing.



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