

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

INDUSTRIAL FOR SALE OR LEASE

2192 W. College Ave., Englewood, CO



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**Englewood
Land Use**

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FOR SALE

Total SF:	6,740± SF Total Suite A: 2,440± SF Suite B: 4,300± SF
Lot Size:	15,930± SF
YOC:	2010
Zoning:	I-1 (Englewood)
Loading:	3 - 10' x 10' (Drive-In Doors)
Clear Height:	14'
HVAC:	3 - Gas Unit Heaters
Parking:	7 Off-Street Spaces

FOR LEASE

Available:	3,000-4,300± SF (Suite B)
Lease Rate:	\$12.00/SF NNN
NNN's:	\$4.55/SF (2023 Estimate)

Highly in-demand owner-user Industrial property for Sale and/or Lease in Englewood's I-1 Zoning District. Take advantage of the recently white-boxed warm vanilla shell in Suite B (4,300 SF). This property is fully sprinklered, has energy efficient insulation, 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.

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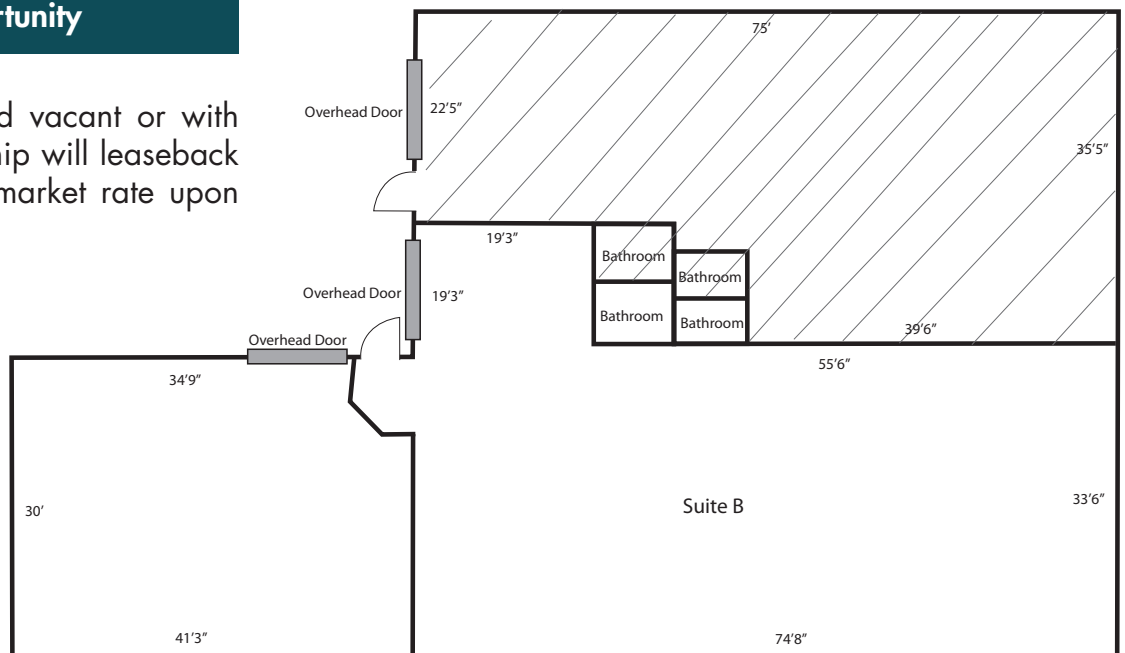
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Sale Leaseback Opportunity

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.

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

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.