

FREESTANDING INDUSTRIAL BUILDING FOR LEASE



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2785 S. Raritan St., Englewood, CO 80110



PROPERTY DETAILS:

Lease Rate:	\$11.00/SF NNN	Power:	600 Amp 3-Phase (To be verified)
Size:	6,240± SF	Parking:	6+ Spaces
SqFt:	Office: 1,500± SF, Warehouse: 4,740± SF	City/County:	Englewood/Arapahoe
Zoning:	I-1 - Light Industrial	Est. NNN's:	\$3.00/SF
Ceiling Height:	12' - 13'	Door:	1 Drive-in, 8' x 10'

Small industrial property that offers 1,500 SF of office, 4,740 SF of warehouse, four bathrooms, heavy 3-phase power and one drive-in door. The office is heated and cooled by two HVAC units and the warehouse is heated and cooled by radiant/gas heaters and a swamp cooler. The drive-in door could be converted to a dock door with the removal of the ramp. Located in the City of Englewood and Arapahoe County on South Raritan St between W. Yale Ave and W. Bates Ave. The subject property is vacant and ready for a business to occupy.

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