



For Sale

Southwest Denver Industrial
User/Investment Property

\$1,597,000

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2249 W. College Ave. Englewood, CO 80110

Industrial Warehouse

Property Specifications

- › Building Size: 10,256 SF
- › Site Size: 30,492 SF
- › Loading: Two Drive-Ins and One Dock High
- › Clear Height: 11'
- › Power: 600 amps, 220 volt, 3-phase (TBV)

Highlights

- › Floor drains in the warehouse
- › New roof (2010) and HVAC (2024)
- › Building is fully leased month-to-month to two long-term tenants, making this a great investment or owner-user opportunity.
- › Small fenced yard

Rent Roll

Unit	Tenant	Lease Expiration	Monthly Rate	Annual Rate	Proforma Annual
1	Davis & Davis Co. (Approximately ±5,128 SF)	MTM	\$3,857/Mo. Gross	\$46,284	\$51,024 NNN
2	Sunset Printing (Approximately ±5,128 SF)	MTM	\$3,928/Mo. .Gross	\$47,136	\$51,024 NNN
Total:			\$7,785/Month	\$93,420 Gross	\$102,048 NNN



Tenants



Davis & Davis Company

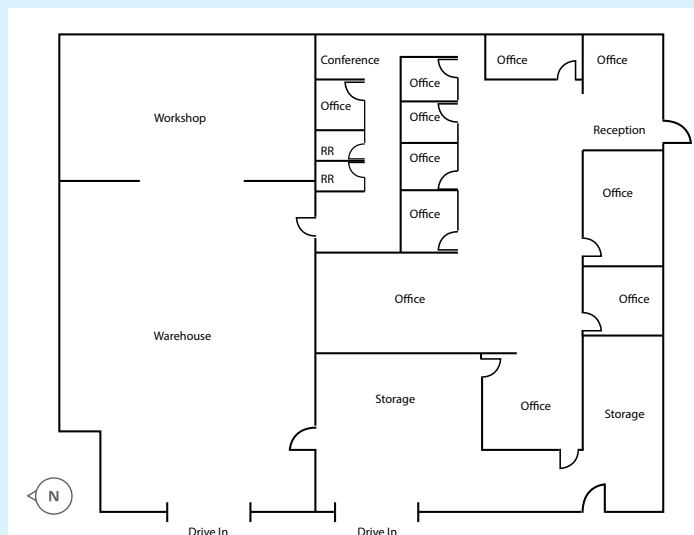
<https://www.daviddavisco.com/>

Davis & Davis Company began in 1941, founded by Carl and Mel Davis with the Daniel Orifice Fitting line and related products. We've earned a reputation for excellent service and deep knowledge in natural gas and liquid measurement. In September 2025, we acquired Gas Measurement Technology in Houston, TX.

We provide custom fabricated Liquid and Gas Measurement systems, including Liquid Load-Out skids, Meter Stations, and Analyzer Buildings, all fully wired and tubed for easy installation. We also offer technical support and commissioning services for every project.

Our clients are mainly in the Rocky Mountain region, but we serve customers worldwide.

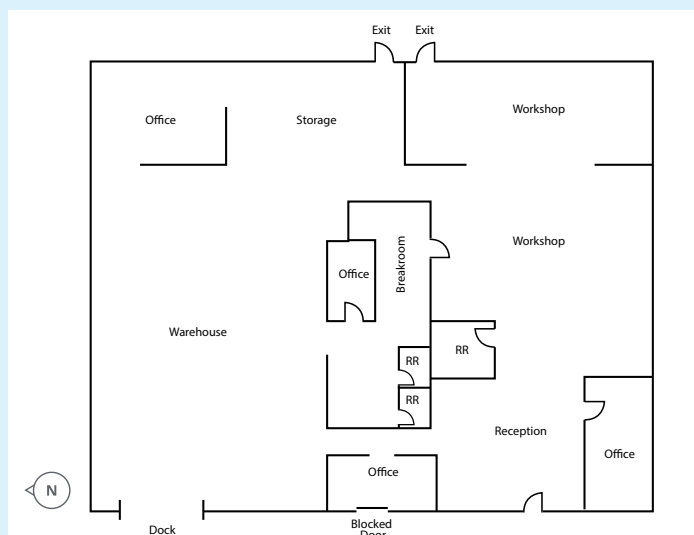
- › 2 Drive in Doors (10'x10')
- › Well insulated with 11 Ft. ceiling height
- › 11 offices, reception, breakroom, 2 rest rooms
- › Total Power 400 AMP 220 Volt 3 Phase

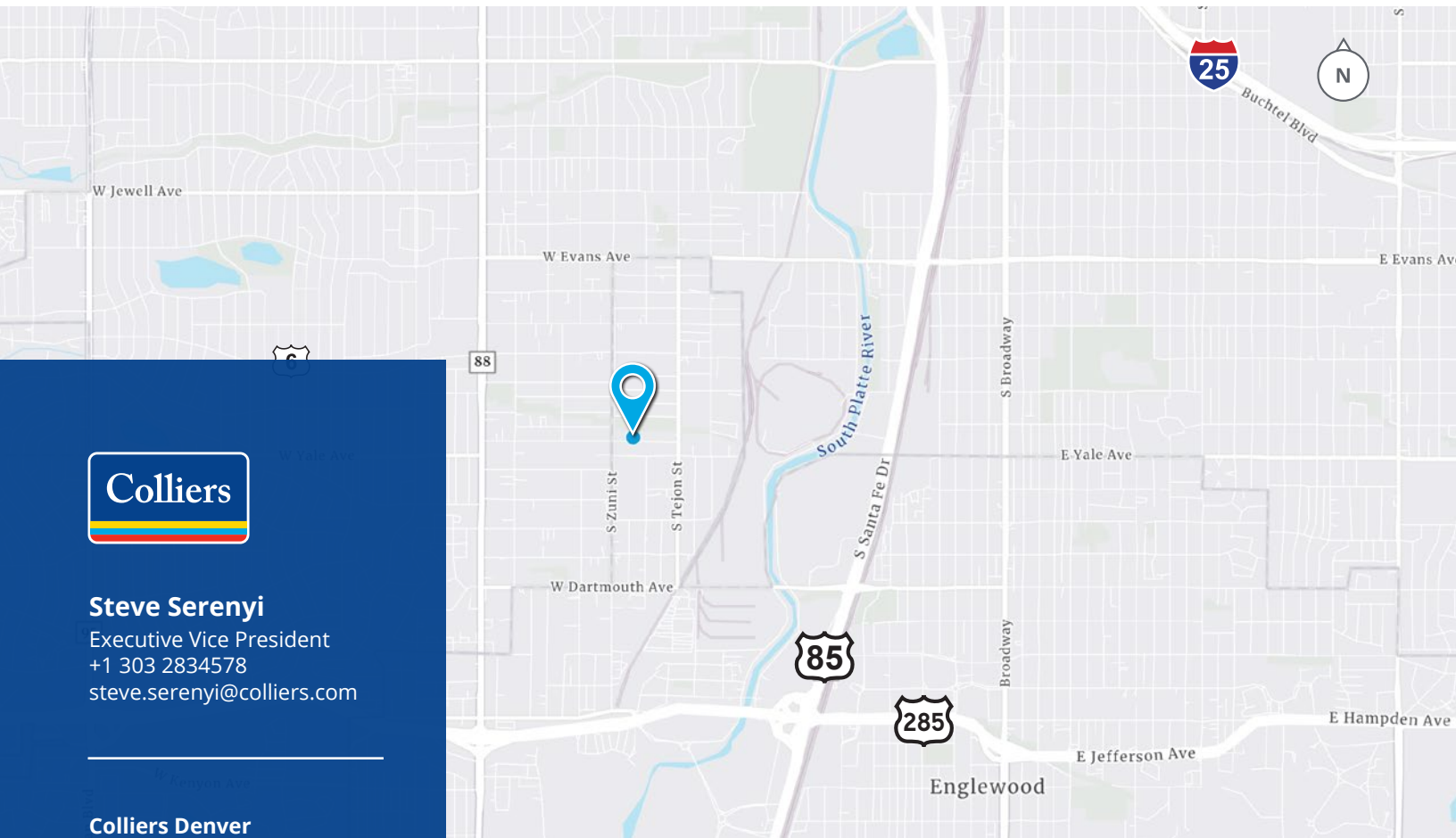


<http://www.sunsetprintshop.com/>

Sunset Printing opened doors as a Denver printer in 1985. Since then, we've been the "craft" printer that designers and businesses have turned to when their print jobs need to be nothing but exceptional. As a boutique printer you work directly with the folks who are passionate about printing and who run a business which relies on delivering quality and earning repeat business. We care about you and your print job. As your printer, we dig deep to understand the complexity (or simplicity) of your job so that we can execute and deliver a top-notch product. At Sunset, your print work is our baby too.

- › 1 Dock High
- › 3 offices, 1 reception, breakroom, 3 rest rooms
- › 200 AMP 208 volt 3 phase





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