

For Lease

11,516 Sq. Ft. with Large Fenced Yard

2555 S Santa Fe Drive, Unit J, Denver CO 80223



11,516 Sq. Ft. Office/Warehouse
with Ample Parking plus Large Fenced Yard

Details:

Available Space: **11,516 Sq. Ft.** (Consists of 9,000 SF of Office/Training Area and 2,500 SF of Warehouse)

Fenced Yard/Parking: 49,000 Sq. Ft. (1.13 Acres)

Zoning: I-A

Power: 3-Phase/1200 Amps

Ceiling Height: 13' - 15'

Lease Term: 5 years preferred

Highlights

- Ample Off-Street Parking Spaces
- 11'6" x 10' Drive-In Door with electric opener (Can be converted to Dock-High)
- Roof-Top HVAC
- Fully ADA compliant
- Fire Sprinklered throughout
- Nicely finished Kitchen/Break Room
- Four bathrooms/One Shower
- Great Identity and Signage on S. Santa Fe Drive



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The Sherman Agency, Inc.

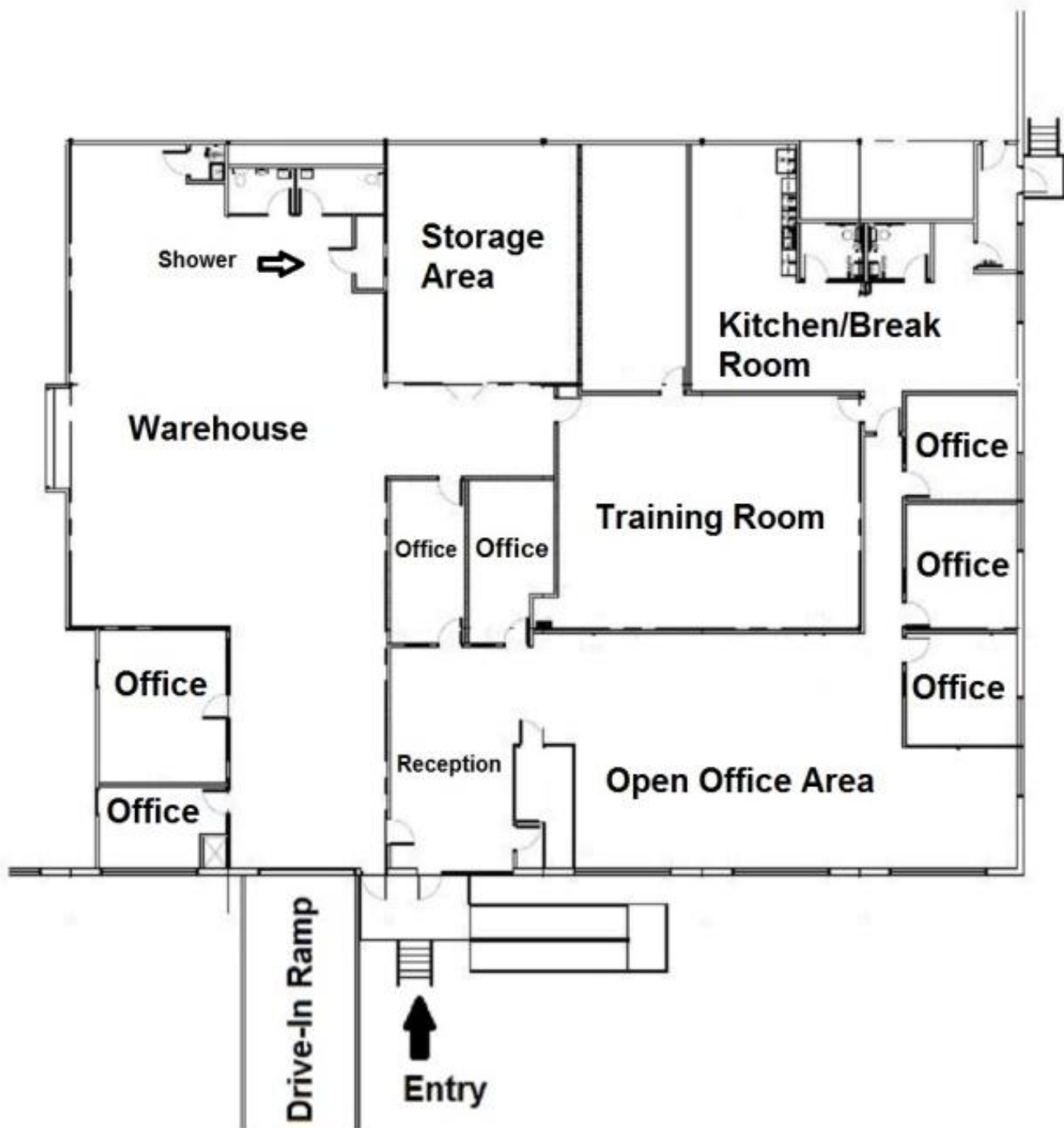
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All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



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