

2192 W COLLEGE AVE & 2191 W YALE AVE

ENGLEWOOD, CO 80110

FOR SALE
\$1,999,999

6,740 SF CLASS A FLEX BUILDING WITH YARD!



BUSINESS RELOCATING



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EXECUTIVE SUMMARY

2192 W College Avenue & 2191 W Yale Avenue is a High-End Flex/Industrial Asset Located in Englewood, Colorado, Offering a Rare Combination of Functionality, Image, and Usability. Positioned within a Well-Established Industrial Pocket with Convenient Access to Major Thoroughfares, the Property Benefits from Strong Connectivity to the Greater Denver Metro Area.

Situated on Approximately 0.73 Acres, the ±6,740-Square-Foot Building Has Been Recently Renovated (2025), Delivering a Turn-Key Opportunity with Premium Finishes Throughout. The Property Features a Highly Functional Layout Complemented by a Rare Yard Component, Providing Valuable Outdoor Storage or Operational Space—an Increasingly Scarce Amenity in the Submarket. The Building's Design and Finish Level Make It Particularly Attractive to Contractors, Service-Based Businesses, Creative Users, or Companies Seeking a Distinctive Headquarters Environment.

HIGHLIGHTS

- **Premium Industrial / Flex Asset — Completely Renovated Building with Outdoor Storage Yard**
- **Turnkey Opportunity — See Page 5 For List of Recent Improvements**
- **Strategic Englewood Location**
- **Flexible Use Potential — Well-Suited for Contractors, Creative, or Service Users**
- **Short-Term Income in Place - Contact Broker for Details**

SALE PRICE

\$1,999,999

BUILDING SIZE

6,740 SF

COMBINED SITE SIZE

31,886 SF (0.73 AC)

CITY/COUNTY

Englewood / Arapahoe

YEAR BUILT/RENOVATED

2010/2025

ZONING

I-1 (ENGLEWOOD)

COMBINED TAXES (2025)

\$28,248

CLEAR HEIGHT

14'

LOADING

One Drive-In Door 10'x10'

OFFICE/WAREHOUSE BREAKDOWN

Office SF: +/- 3,030 (45%)
Warehouse SF: +/- 3,710 SF (55%)



CLASS A FLEX BUILDING WITH YARD!

PROPERTY PHOTOS



PROPERTY PHOTOS

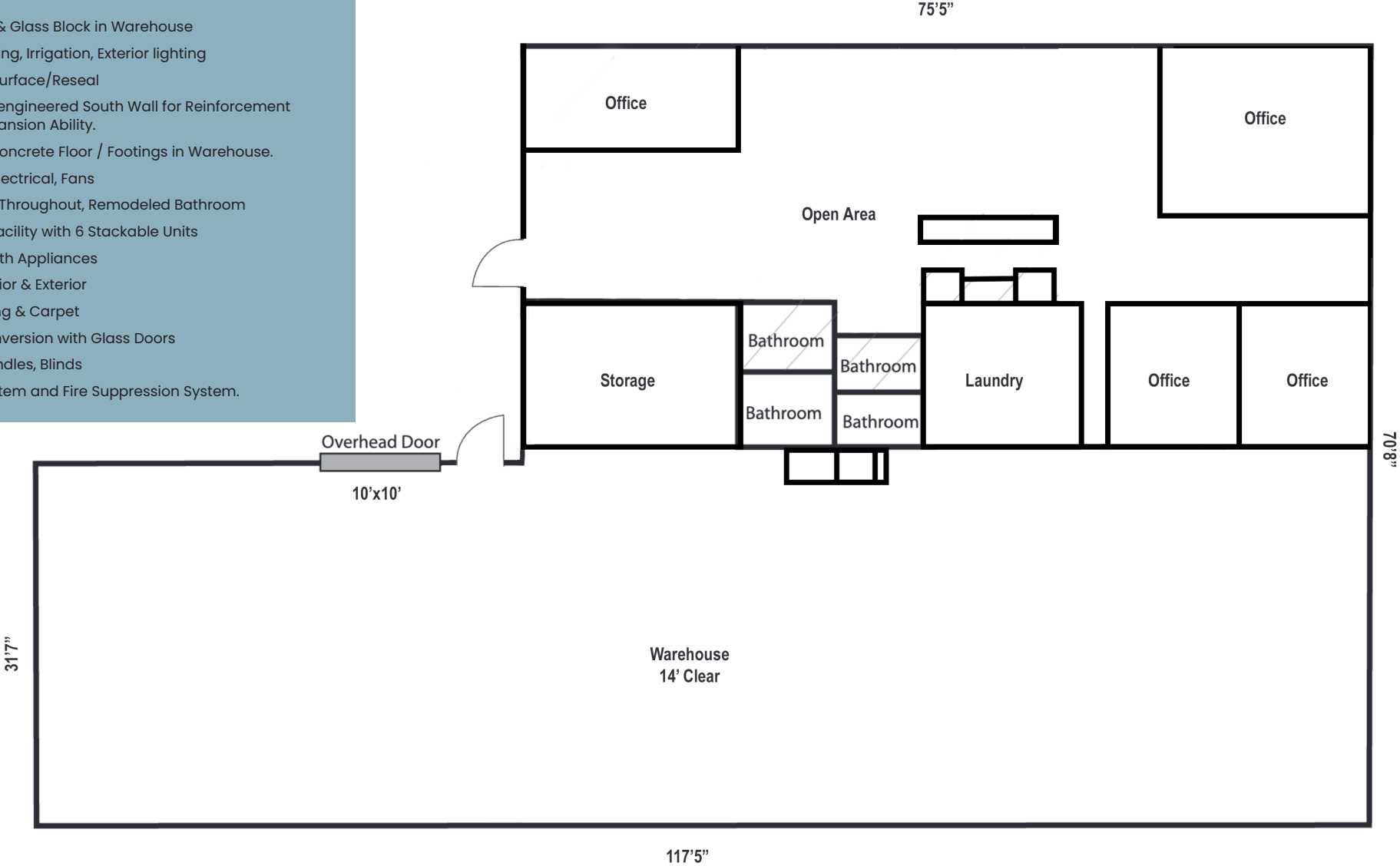


FLOORPLAN

2025 IMPROVEMENTS:

- New Combo Rooftop HVAC
- New Gutters
- New Stucco
- New Windows & Glass Block in Warehouse
- New Landscaping, Irrigation, Exterior lighting
- Parking Lot Resurface/Reseal
- Completely Reengineered South Wall for Reinforcement and Future Expansion Ability.
- New Floating Concrete Floor / Footings in Warehouse.
- New Lighting, Electrical, Fans
- New Plumbing Throughout, Remodeled Bathroom
- New Laundry Facility with 6 Stackable Units
- New Kitchen with Appliances
- New Paint Interior & Exterior
- New LVT Flooring & Carpet
- New Office Conversion with Glass Doors
- New Doors, Handles, Blinds
- New Alarm System and Fire Suppression System.

**ABILITY TO ADD MORE LOADING IF NEEDED*



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SITE MAP





SUBJECT PROPERTY
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 2192 W. COLLEGE AVE
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