



FOR LEASE

1,825 SF Office Warehouse Units

1501-1545 W Tufts Ave | Englewood, CO 80110



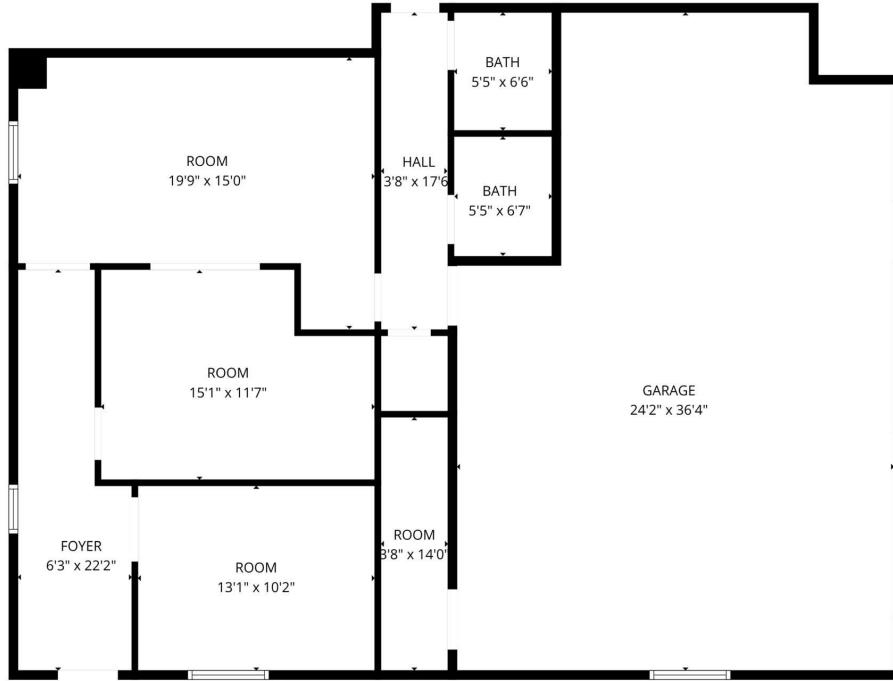
Directly Off Belleview & Windermere

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FLOOR PLAN DATE: BY CUBICAP APP: MEAL REM: ITS DEEM: HIGHLY RELIAB: AUT NO: GUARANTEE

## OFFERING SUMMARY

<b>Available SF:</b>	1,825 SF
<b>Office SF:</b>	~800 SF
<b>Lease Rate:</b>	\$12 SF/yr (NNN)
<b>Est. NNN:</b>	\$5.21/SF
<b>Grade Level Doors:</b>	One - 8'x10'
<b>Power:</b>	Heavy 3Ph (TBV)
<b>City/County:</b>	Englewood/Arapahoe
<b>Ceiling Height:</b>	10'
<b>Zoning:</b>	I-1

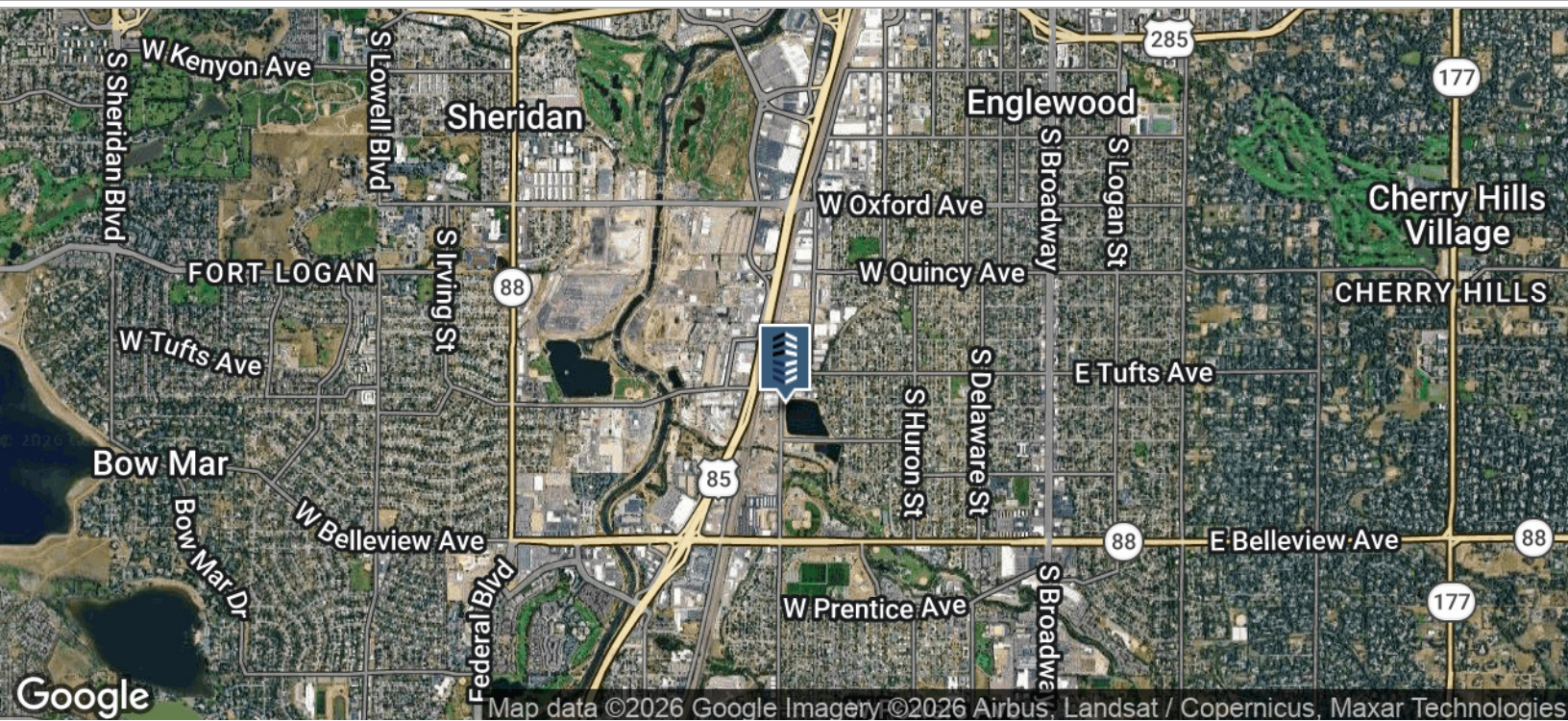
## PROPERTY OVERVIEW

Well located Industrial building just off Belleview & Windermere in the Englewood Industrial Park. Hard to find smaller office warehouse units with drive in loading.

## PROPERTY HIGHLIGHTS

- Well Located Right off Belleview & Santa Fe
- Drive in Loading
- Situated in Englewood Industrial Park
- Permissive I-1 Zoning
- Multiple Offices and Storage Rooms in Addition to Warehouse
- Utility Sink in Warehouse





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