

Hampden Industrial Park

2331 West Hampden Avenue | Sheridan, CO 80110



NEW ONSITE MANAGEMENT

BUILDING INFORMATION

Available	1,362 SF – 3,000 SF	Parking	Free Surface
Building Size	126,956 SF	Power	208 Volt/3-Phase (To be Verified by Electrician)
Lease Rate	Space Specific	Clear Height	Up to ±16'
2026 Expenses	\$6.99/SF (est.)	Loading	Drive-In
Sprinklered	No	City/County	Sheridan/Arapahoe
Year Built	1973–1986	Zoning	PUD

HIGHLIGHTS



Nearby amenities



Limited small
availabilities in market



Ready to move in
vacancies



Excellent access to south
metro

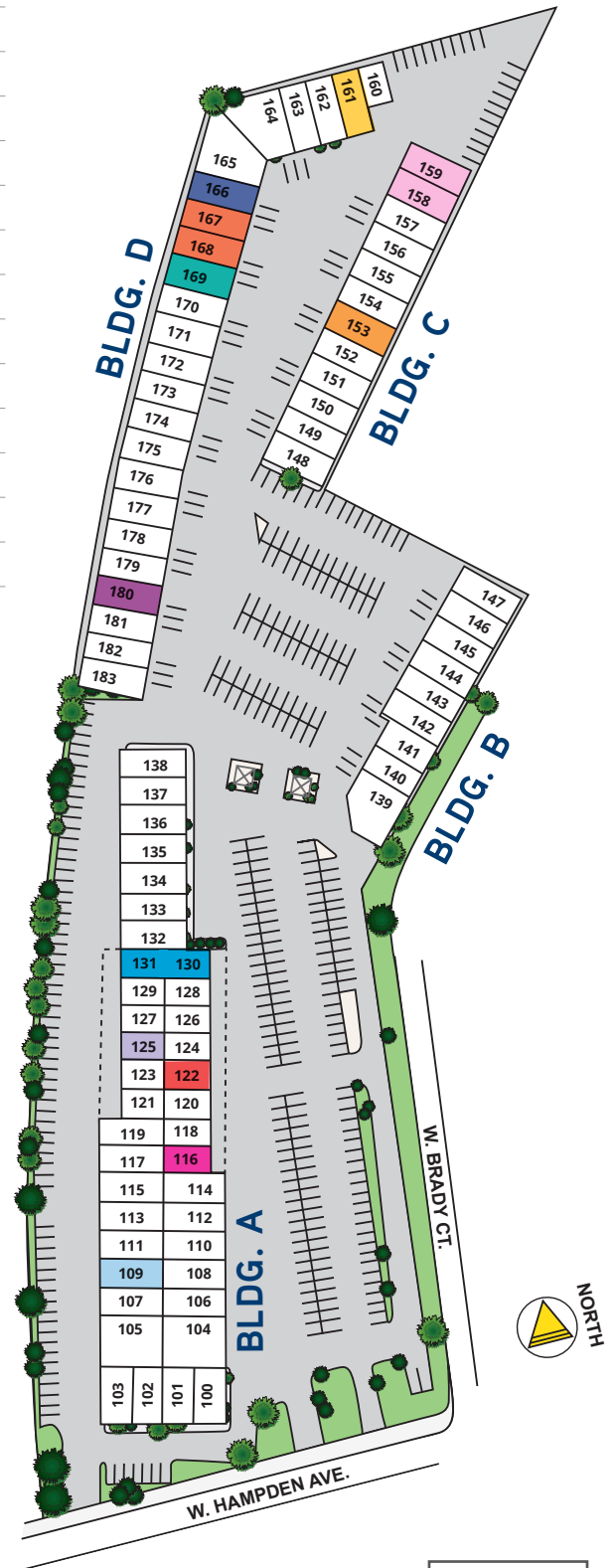
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AVAILABILITY

UNIT	SIZE	LOADING	GROSS MONTHLY RENT	AVAILABLE
109	1,362 SF	Drive-In	\$2,495.87	Vacant
116	1,362 SF	Drive-In	\$2,356.35	Vacant
122	1,380 SF	Drive-In	\$2,298.85	Vacant
125	1,384 SF	Drive-In	\$2,219.01	Vacant
130/131	2,764 SF	Drive-In	\$4,258.86	Vacant
153	1,500 SF	Drive-In	\$2,436.25	Vacant
158/159	3,000 SF	Drive-In	\$4,747.50	Vacant
161	1,500 SF	Drive-In	\$2,373.75	Vacant
166	1,500 SF	Drive-In	\$2,436.25	Vacant
167/168	3,000 SF	Drive-In	\$4,872.50	Vacant
169	1,500 SF	Drive-In	\$2,373.75	Vacant
167/168/169	4,500 SF	Drive-In	\$7,121.25	Vacant
180	1,500 SF	Drive-In	\$2,498.75	Vacant



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