



# Industrial - Outdoor Storage -



## Denver's Premier Outdoor Contractor Storage

2,000 SF - 1+ AC Available, 21+ Total Acres  
2690 W Union Ave & 2800 W Chenango Ave  
Englewood, CO

### Property Details

- **Lease Rate & Availability:**  
Contact Sam White  
303-819-5865  
swhite@aspen-cp.com
- **Majority of Denver Metro accessible within 30 minute drive time**
- **Executive Offices Available**
- **Power Available**
- Select yards available with covered storage, asphalt, concrete, and/or storage units
- New 25' wide access road
- New leasing office
- **Zoning:** I-1, Light Industrial & PUD-Planned Unit Development
- **Allowed Uses:** Outdoor Storage, Vehicles, Equipment, Materials, Supplies, Contractor Offices & Fleet Services, most industrial uses
- **Class A Facilities:** Commercial grade 8' high fencing, blackout screening, 35' wide crushed asphalt roads, 20' wide sliding gates, lights and state-of-the-art security camera system.
- 24-Hour gated access via keypad entry
- On-Site management and security
- Quick access to Santa Fe., C-470, W Hampden Ave & Denver Metro

# Site Plan - East

88 Individual Yards, 6 Garages, 3 Covered Lots

Yards from 1,250 SF – 20,000+ SF

35' crushed asphalt roads, can accommodate large commercial vehicles

All yards with 8' commercial grade fence, blackout screening, 20' rolling gate(s)

Total RSF: 378,000+

Availability & Pricing: Inquire with listing agent



# Site Plan - West

Up to 50 individual yards

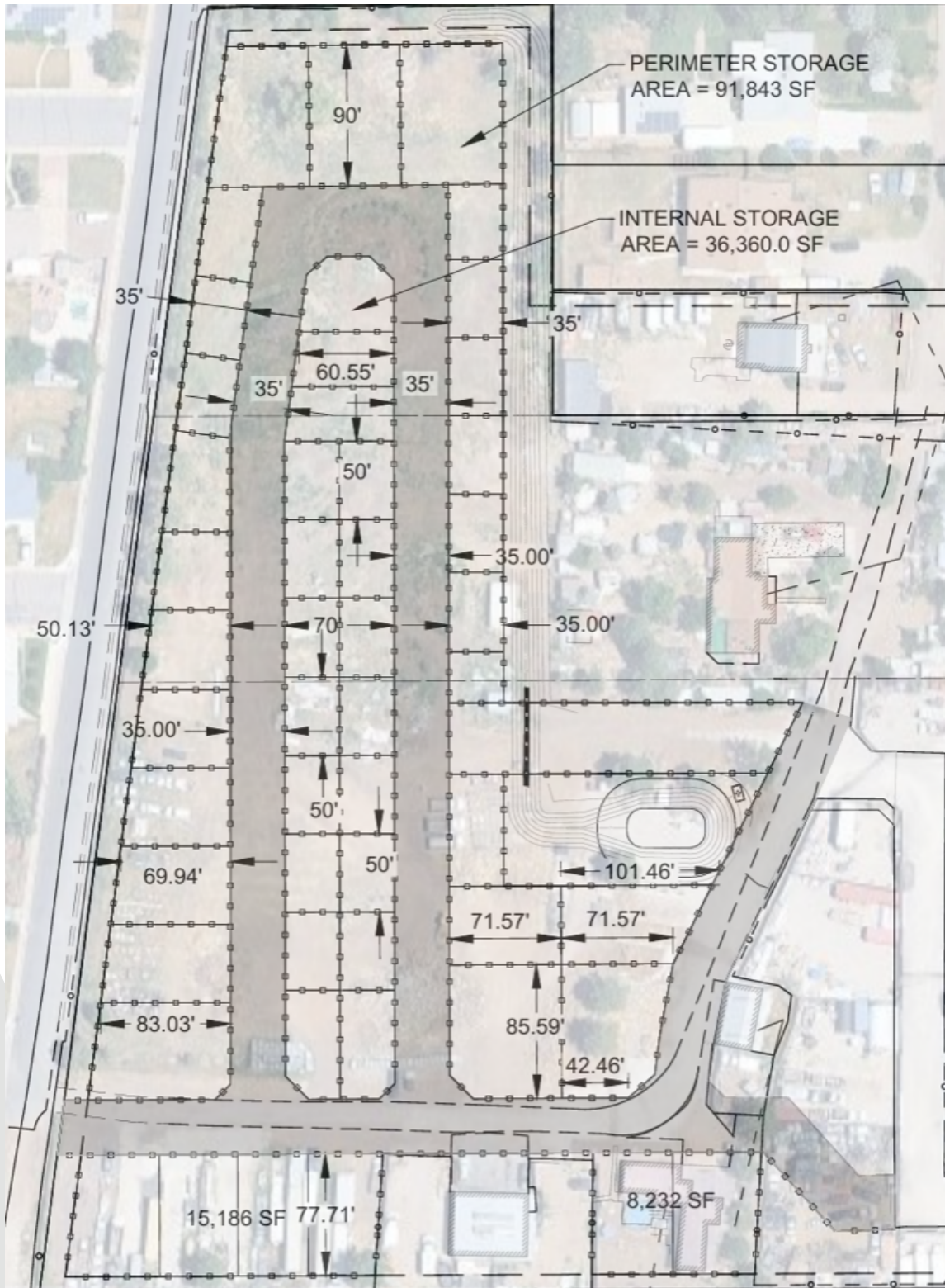
Yards from 2,000 SF – 1+ Acres

New 35' crushed asphalt roads, can accommodate large commercial vehicles

All yards with 8' commercial grade fence, blackout screening, 20' rolling gate(s)

Total RSF: 151,000+

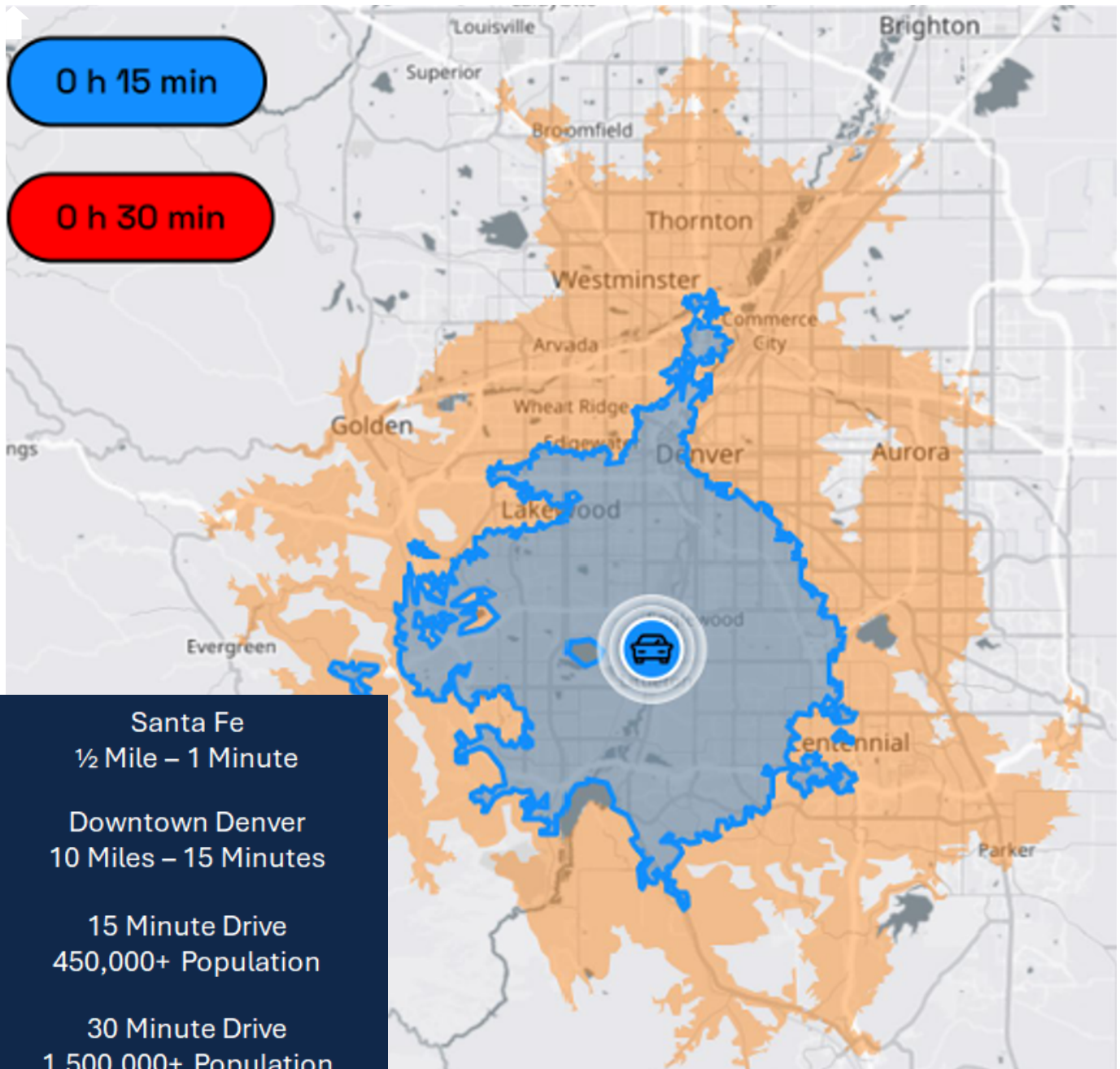
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# Executive Offices

Individual offices for lease with select yards





Leasing By:

Aspen Capital Partners  
 Samuel White  
 (303) 819-5865  
 swhite@aspen-cp.com

