



FOR LEASE | FLEX INDUSTRIAL

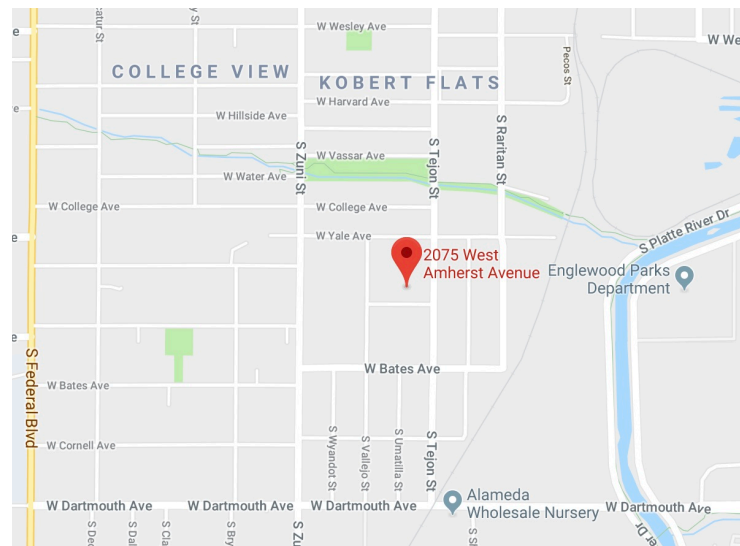
AVAILABLE SF:	3,600/SF
LEASE RATE:	\$8.25-\$9.25
LEASE TYPE:	\$3.75/NNN
CITY:	Englewood
COUNTY:	Arapahoe
SUBMARKET:	Upper S Central
BLDG USE:	Flex/Industrial
YR BUILT:	1980
BLDG SF:	14,250/SF
LOADING:	Dock high
PARKING:	1.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

This 14,250-square-foot multi-tenant industrial warehouse is located at 2045-2075 W Amherst Ave in Denver's Lower South Central submarket. The property has been meticulously maintained by the landlord, ensuring a high standard of quality and functionality. The building features an 18-foot clear height free-span warehouse, ideal for accommodating a variety of industrial operations. It also includes 10' x 12' dock-high loading doors, making loading and unloading efficient and seamless. Zoned I-1, the property is suitable for light industrial uses, and a 5% office build-out is already in place, offering a versatile layout for tenants. This prime Central Metro location offers available spaces ranging from 3,600 square feet to the full 14,250 square feet, catering to businesses of various sizes. Its strategic position at 2045-2075 W Amherst Ave provides excellent access to major transportation routes, including Santa Fe Drive, Hampden Avenue, and I-25. Tenants will also benefit from the proximity to Evans Avenue and Federal Boulevard, which offer a wide range of conveniences and services. With its desirable central location and exceptional features, this property is an excellent choice for businesses seeking functionality and accessibility in the heart of Denver.

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Property
- Experienced and Responsive, Local Management
- Desirable Central Submarket
- Competitive and Affordable Lease Rates
- Convenient Access to Santa Fe Dr via Evans Ave and Dartmouth Ave
- Great Central Metro Location For Distribution or Service Company



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