



FOR SALE AND LEASE
\$3,900,000 | \$7.50 SF/YR (NNN)

FULLY LEASED MULTI TENANT INDUSTRIAL
3535 S IRVING STREET
 Englewood, CO 80110



AVAILABLE SF
10,486 SF



BUILDING SF
35,624 SF



LOT SIZE
1 ACRES

PROPERTY HIGHLIGHTS

- Heavy Power
- 4 Units
- 14' - 20' Clear Height
- 3 Drive-In Doors
- 3-Ph Power / 1600 amps, to be verified by Electrician
- Multiple drive-in doors
- Swamp Cooler



PARKING
18 SPACES



TAXES
\$88,654.04



YEAR BUILT
1963

PROPERTY DESCRIPTION

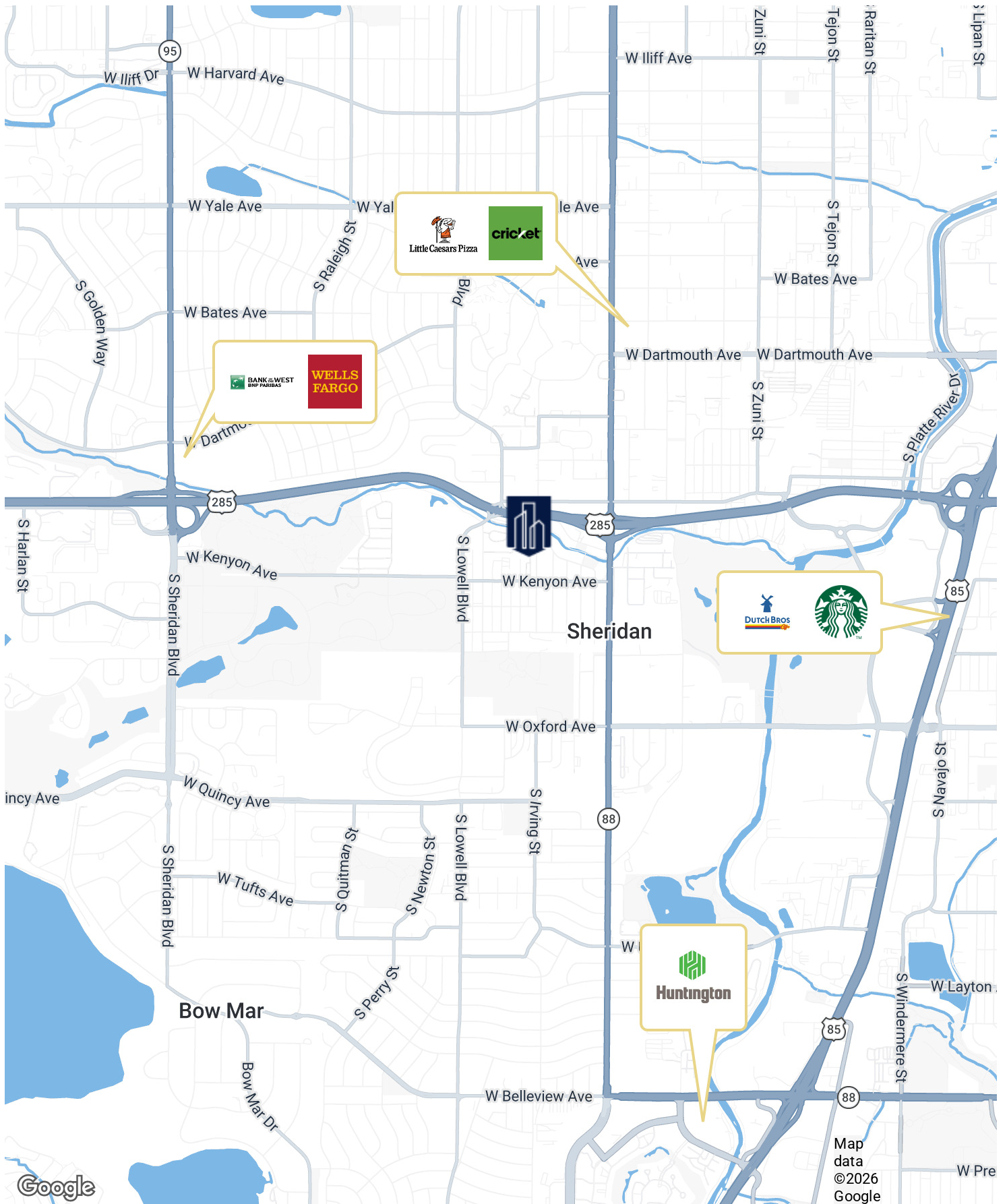
Sheridan based warehouse/manufacturing property for sale or lease in Southwest Denver off of Hampden. Currently a multi tenant building with 3 tenants. Building has 3-4 distinct units allowing for light industrial uses. Easy access to many areas of the Denver MSA. This property has great visibility from Highway 285 and is in an Opportunity Zone.

The rents have upside to get closer to market, and the leases are close to expiration.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



AERIAL MAP

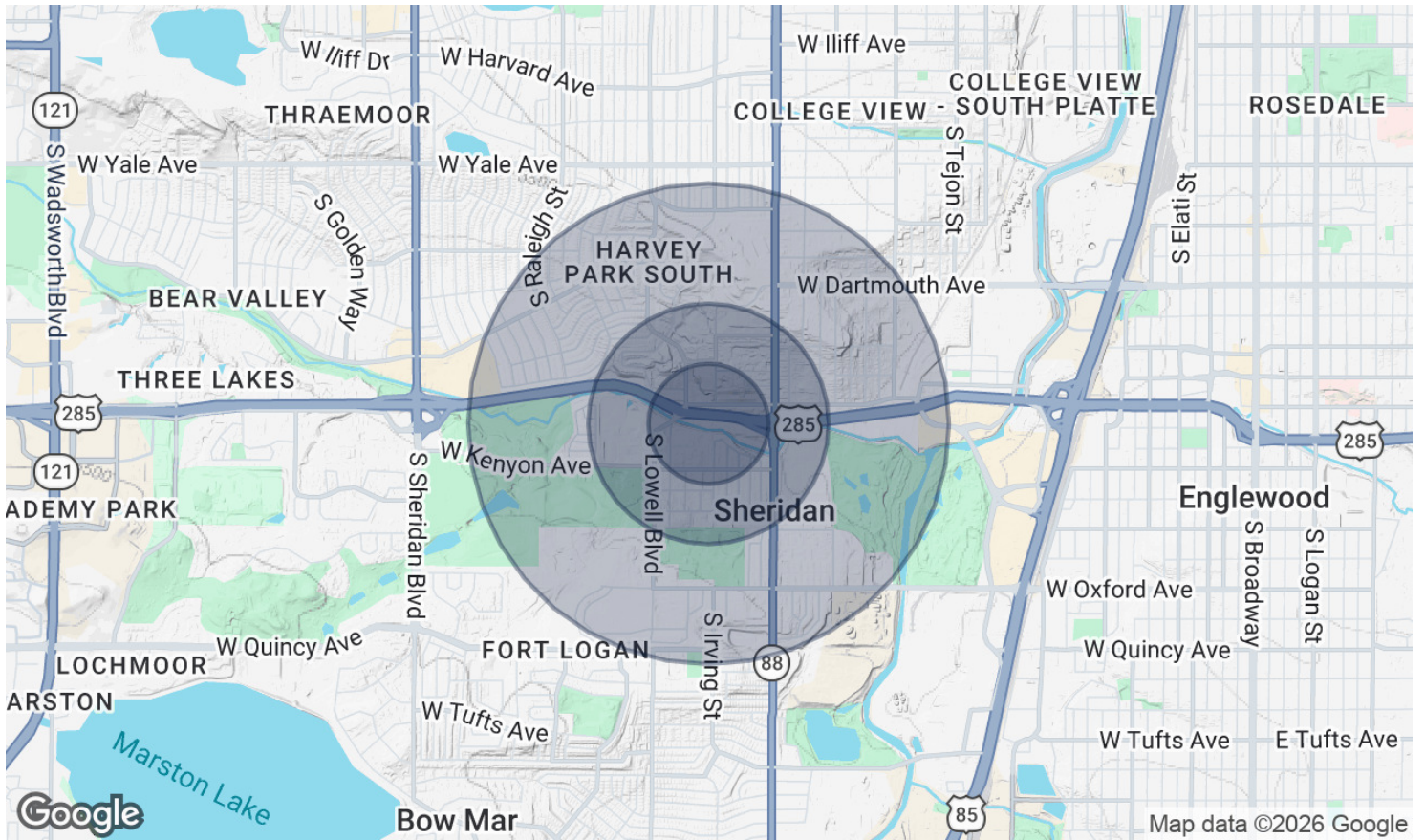


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**MADISON
COMMERCIAL
PROPERTIES**

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,366	4,330	13,770
Average Age	36.0	37.5	38.2
Average Age (Male)	32.5	36.3	37.6
Average Age (Female)	36.2	36.2	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	669	1,768	5,180
# of Persons per HH	2.0	2.4	2.7
Average HH Income	\$38,439	\$53,118	\$62,829
Average House Value	\$109,733	\$172,397	\$223,360

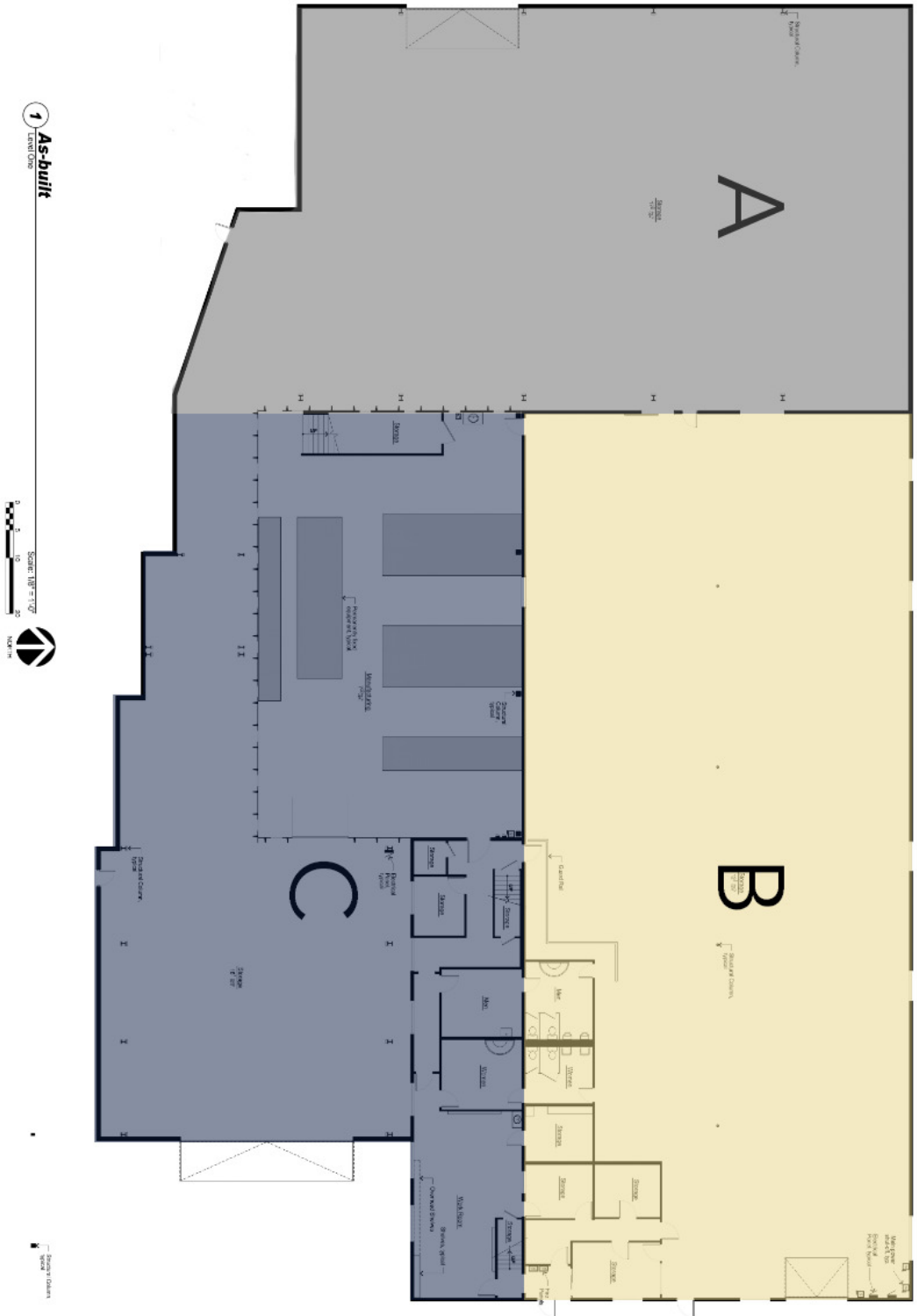
2020 American Community Survey (ACS)

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FLOOR 1



Date: 10/10/24
 Drawn: JCV/TLS
 Check: JCV/TLS
 Approved: JCV/TLS
 Project: AR1

As-built
 Oakley Annex
 303 South 4th Street
 Englewood, Colorado 80110
 Level One

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	10/10/24

TPS
 TENANT
 PLANNING
 SERVICES
 INCORPORATED
 450 DeLeon Street
 Denver, Colorado 80202
 (303) 861-4800
 (303) 861-6271

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**MADISON
 COMMERCIAL
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1 As-built
LEVEL TWO



FRS
TENANT
PLANNING
SERVICES
INCORPORATED
457 DUNDAS STREET
WEST, TORONTO, ONTARIO
(416) 593-4800
Fax: (416) 593-1127

Project: J20111205
Date: 6 September 2018
Job Number: 180704
Sheet:
AB2

As-built
Oakley Annex
2222 South King Street
Etobicoke, Ontario M9T 1Y3
Level Two

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**MADISON
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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,486 SF	Lease Rate:	\$7.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	-	8,434 SF	NNN	Negotiable	Loading door and high clear height warehouse/manufacturing space
B	Available	10,486 SF	NNN	\$7.50 SF/yr	Lower clear height, loading door manufacturing space
C	-	10,711 SF	NNN	Negotiable	Mix of office and warehouse space
D	-	5,426 SF	NNN	Negotiable	Second floor office space

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