



For Lease

Highlights

- 3-Ton Bridge Crane and a ½ -Ton Jib Crane.
- Upgraded New LED Lighting
- Large Fenced & Paved Yard (+/- 2 Acres)
- 5 Restrooms and a Shower. Radiant Heat and New Gas Heaters
- Floor Drains

Steve Serenyi

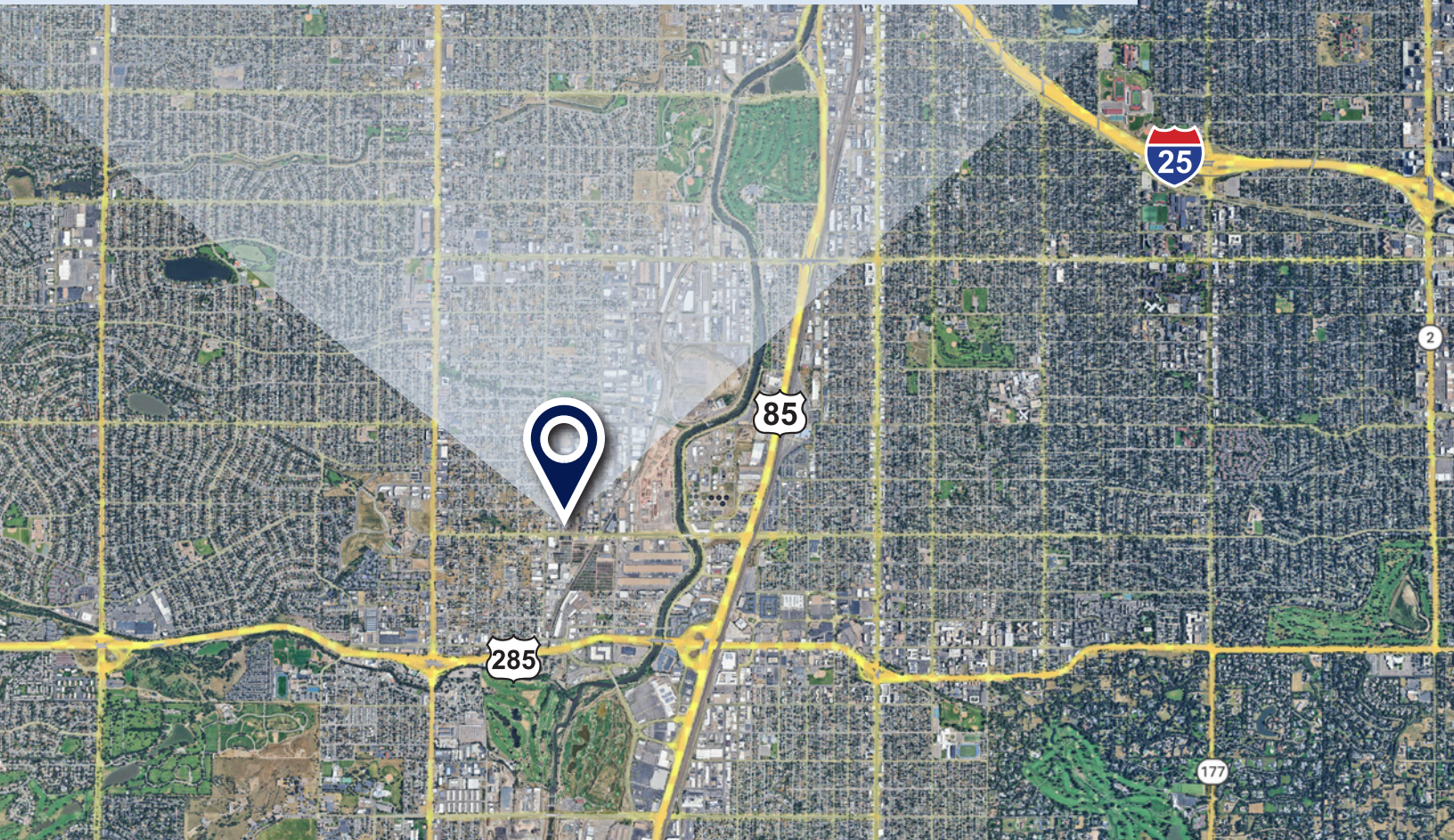
Principal
+1 303 283 4578
steve.serenyi@colliers.com

3070 S. Wyandot St. Englewood, CO 80110

Property Information

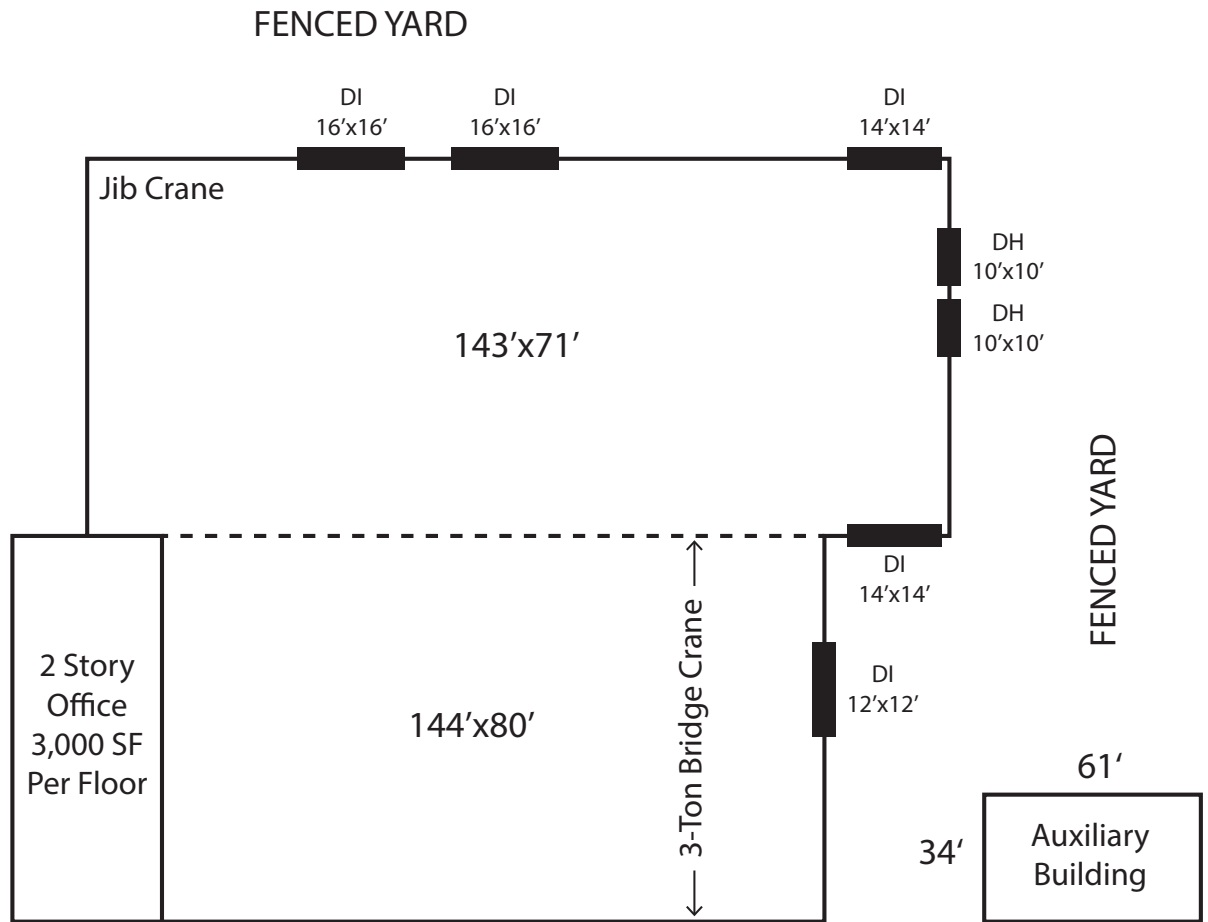
Lease Rate:	\$16.50/SQ FT NNN
Expenses:	\$3.85/SQ FT
Building Size:	26,718 SF
Office:	6,000 SF (2 Levels)
Site Size:	1.93 Acres (Fenced and Paved)
Clear Height:	22'
Zoning:	I-1 (Industrial)
Loading:	2 Dock Doors and 5 Drive-In Doors (16'x16')
Power:	800 Amps, 3 Phase, 240 Volt (TBV)
Amenities:	Floor Drains and 3-Ton Bridge Crane

Location Overview



Floor Plan

WYANDOT ST.





Steve Serenyi

Principal

+1 303 283 4578

steve.serenyi@colliers.com

4643 S Ulster St. | Suite 1000

Denver, CO 80237

P: +1 303 745 5800

F: +1 303 745 5888

colliers.com/denver



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.