

UNIQUE



PROPERTIES

FOR LEASE

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Sheridan, CO 80110

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For Lease: Office/Warehouse



2,600sf Office/Warehouse w/ Yard!

Property Introduction

Office SF:	approx. 500
Warehouse SF:	approx. 2,100
Site SF:	.417 Acres
Zoning:	G (Heavy Ind.)
City:	Sheridan
County:	Arapahoe
Yard:	Yes
Power:	3 Phase 200 A
Lease Amount:	\$2,600/mth MG



Property Highlights

- 2,046sf office/warehouse with a 554sf storage building
 - Large .417 acre site that is completely fenced
 - 3 Phase 200 Amp power - 10'x10' drive in loading
 - Lease for just \$2,600/mth MG
- three offices, secure storage, room, RR, and large shop area

Please note, all information furnished in this presentation has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We may owe duties to the landlord, which can include utmost good faith. We may negotiate on behalf of and act as advocate for the landlord. Please do not tell us any information that you do not want shared with the landlord. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us in accordance with Colorado Law. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.

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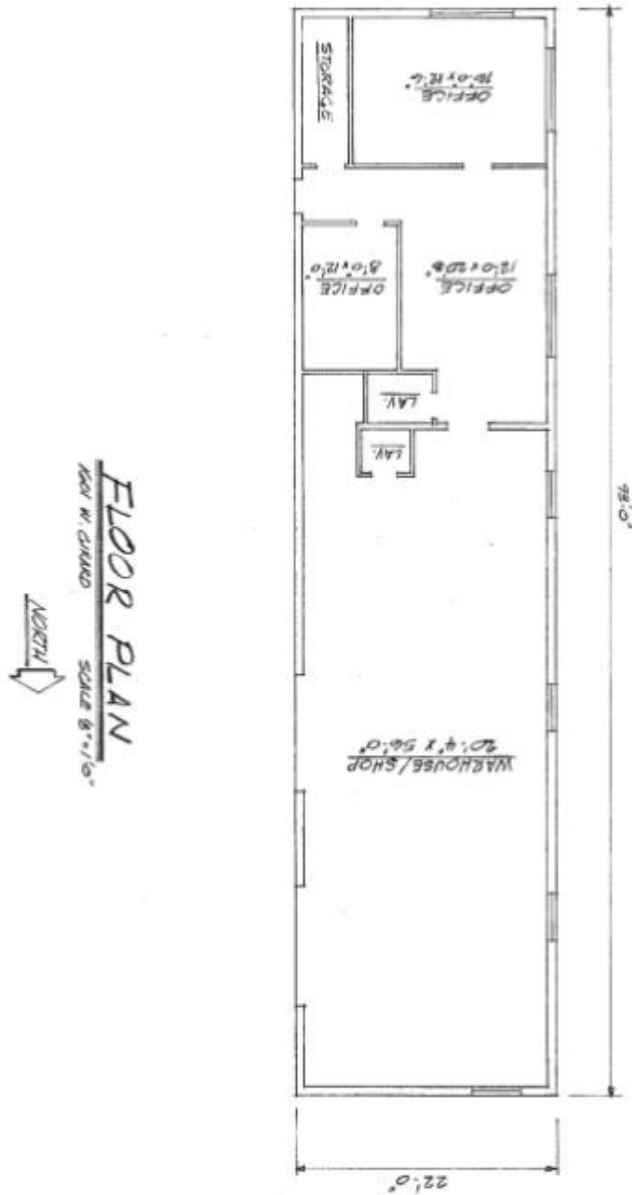
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Floor Plan of the 2,046sf Bldg. There is also a 554sf Storage building on site.

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