

/// FOR LEASE *MAN CAVE SPACE* ///

HAMPDEN INDUSTRIAL PARK

2331 West Hampden Avenue // Sheridan, CO 80110



BUILDING INFORMATION

Unit 109	1,362 SF	Power	208 Volt/3-Phase (To be Verified by Electrician)
Gross Monthly Rate	\$2,495.87/Month (Includes Op. Ex.)	Clear Height	Up to ±16'
2026 Expenses	\$6.99/SF (est.)	Loading	Drive-in with automatic door openers
Sprinklered	No	City/County	Sheridan/Arapahoe
Parking	3.0:1,000 SF	Zoning	PUD
Available	Immediately		



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HIGHLIGHTS



Nearby amenities



Limited small availabilities in market



Ready to move in vacancies



Excellent access to south metro

