

**MOTIVATED SUBLESSOR!**



# Office/Warehouse with Outside Storage

**1795 W. YALE AVENUE, UNIT 2  
ENGLEWOOD, CO 80110**

## Total Available

21,100 SF

## Divisible

10,000 SF

## Possession

Available Now!

## Sublease Rate

To Quote

## Industrial for Sublease

### Property Highlights

- Approximately 60% office and 40% warehouse buildout
- Substantial private office buildout and parking
- Fenced yard allowing Outside Storage
- Access via Evans or Dartmouth to S. Santa Fe Drive
- Sublease through July 31, 2027
- Longer term lease or purchase with landlord possible
- An additional 5,700 SF available in building
- Motivated Sublessor: Willing to consider flexible deal terms & partial space sublease

*For information, please contact:*

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Details	
Available	10,000 SF - 21,100 SF
Office	±8,400 SF
Warehouse	±12,600 SF
Parking	48 Spaces (can be outside storage)
Loading	1 Dock Platform (is also a ramped drive-in)
	1 Drive-In Door (12' x 14')
Clear Height	17' - 19'
Zoning	I-2
Sublease Rate	To Quote

