

# SANTA FE

## COMMERCE CENTER

4719 4720  
4731 4750

S. SANTA FE CIR.  
ENGLEWOOD, CO 80110



## 4719 S. SANTA FE CIR. | UNIT 4

### WAREHOUSE & FLEX SPACE FOR LEASE

## PROPERTY OVERVIEW

<b>Unit Size:</b> 1,436 SF	<b>Clear Height:</b> 14' Clear
<b>Office:</b> 50%	<b>Loading:</b> One (1) Drive-In 10' x 10'
<b>Available:</b> Immediately	<b>Parking:</b> 1.60:1,000
<b>Base Rent:</b> \$1,854.83/mo	<b>Zoning:</b> I-1
<b>Op. Ex. (2026):</b> \$886.73/mo	<b>YOC:</b> 2001
<b>Total Rent:</b> \$2,741.56/Mo	

## HIGHLIGHTS

- Santa Fe Frontage / Visibility with excellent access to South Metro Denver
- Functional Unit Layout
- Drive-In Loading
- Favorable Neighborhood Demographics
- Abundant Retail Amenities in Area
- Business Park Atmosphere

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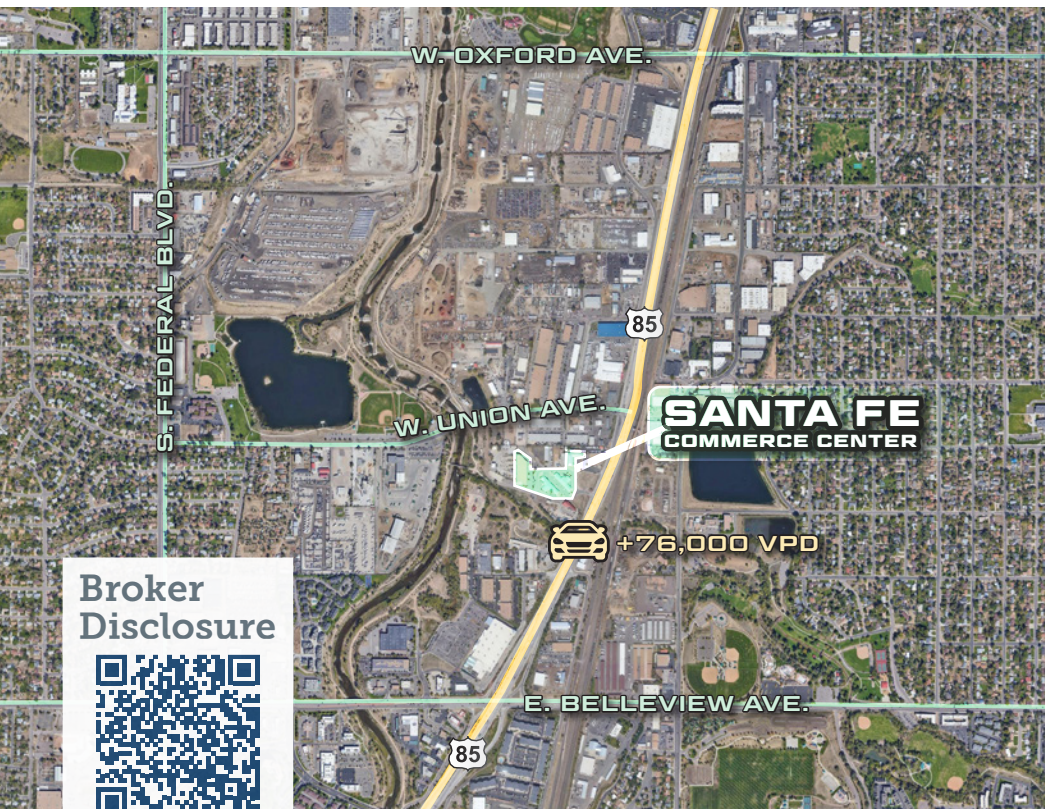
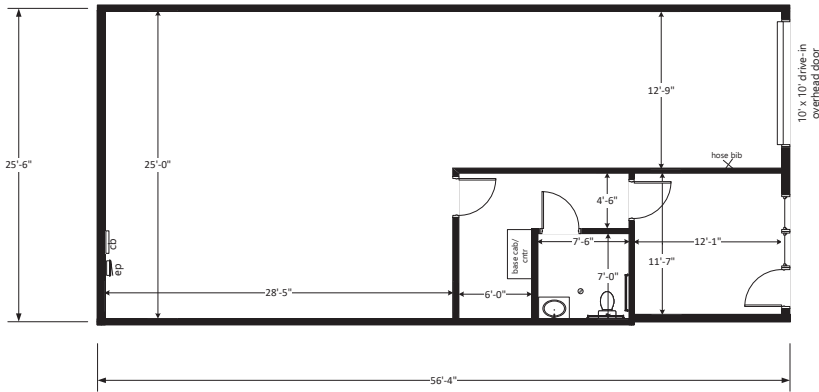
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**NICOLA**  
WEALTH

**Colliers**

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1,436 SF



Broker Disclosure



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