



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

3070 S. Wyandot St. Englewood, CO 80110

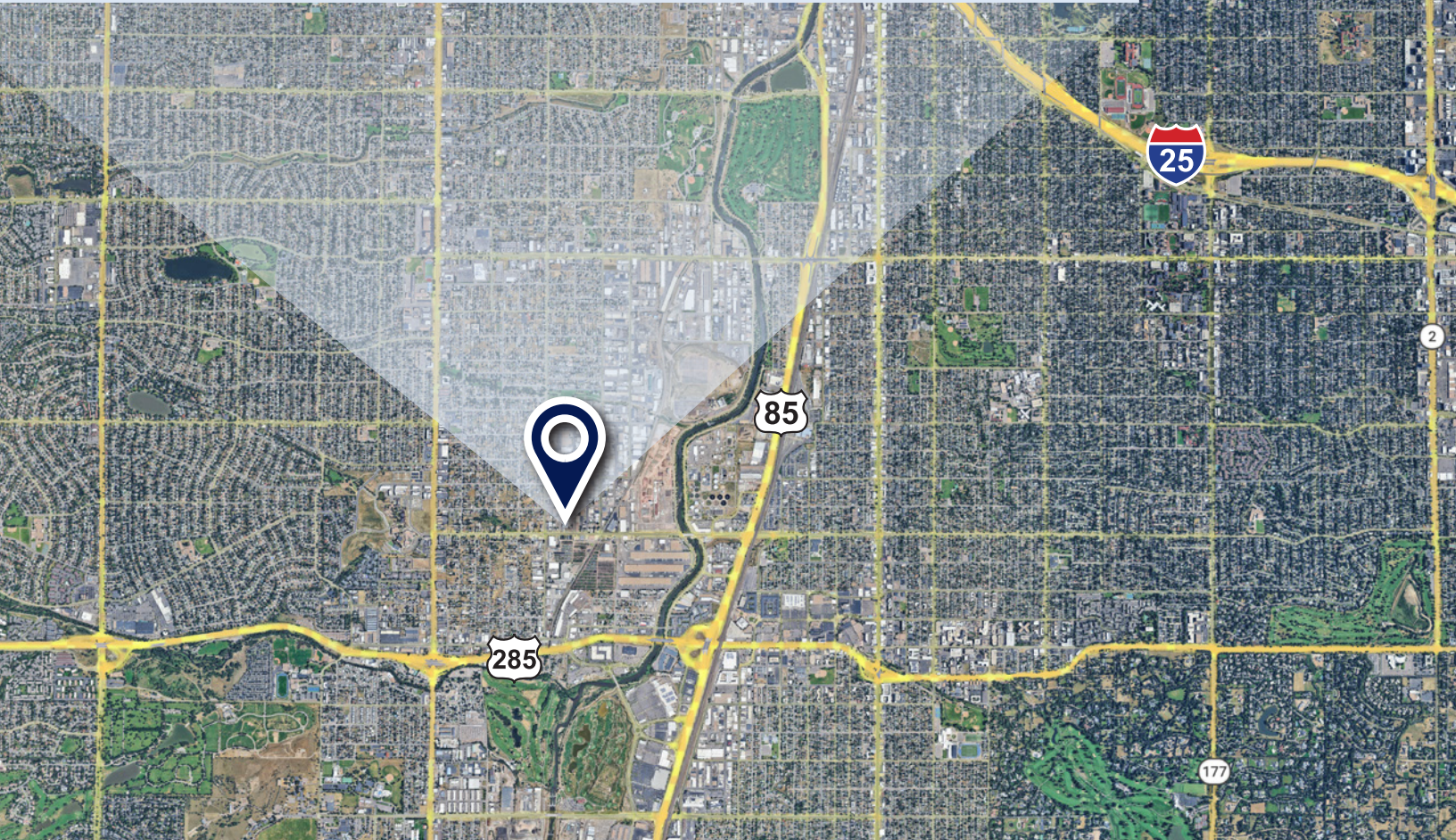
Property Information

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

Steve Serenyi

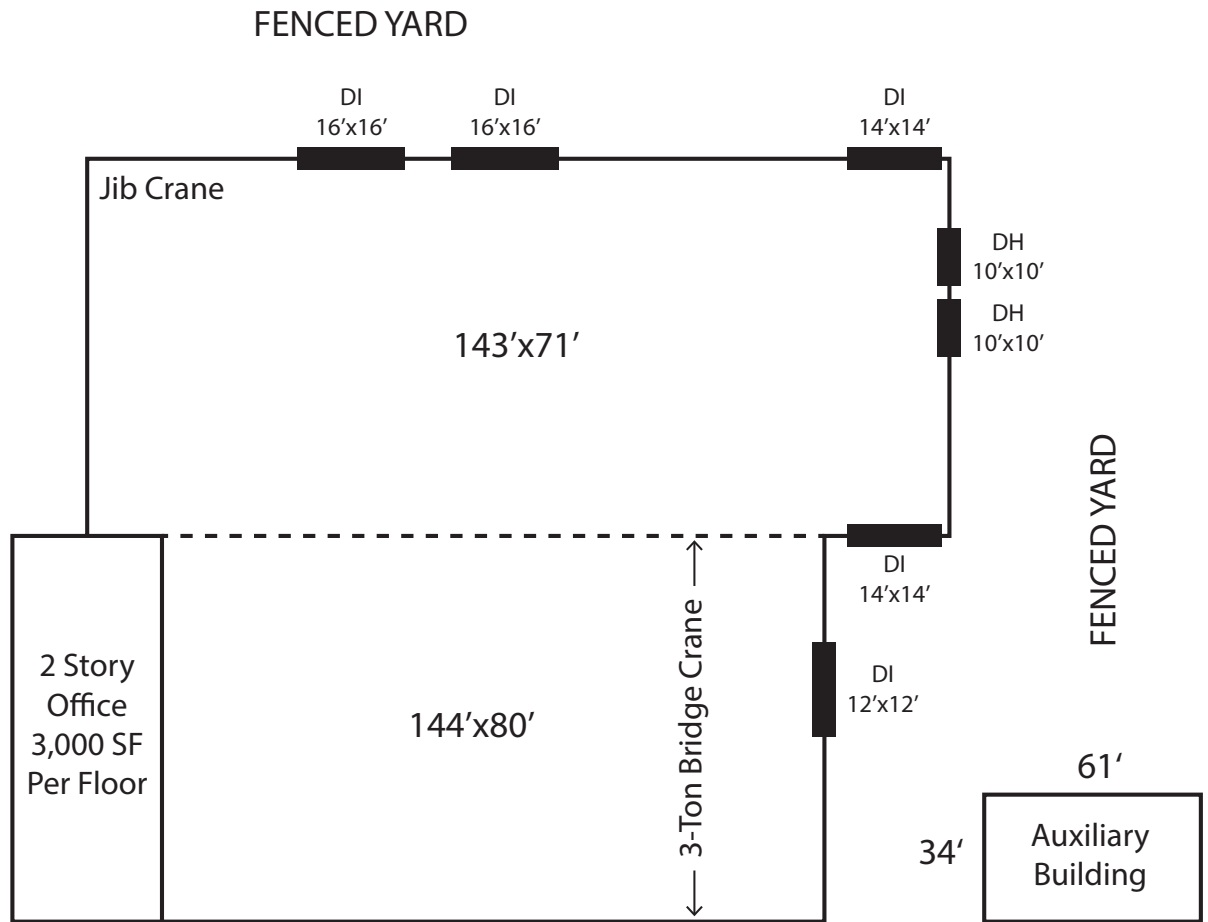
Principal
+1 303 283 4578
steve.serenyi@colliers.com

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



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