



# Office/Warehouse Space For Lease

Rare Small Bay Space with Drive-In Loading

## Highlights

- > Hampden Heights Business Park offers 48,000 SF of quality office/warehouse space and is conveniently located on the northwest corner of Hampden Avenue and Federal Boulevard

### Contact us:

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**Matt Keyerleber**

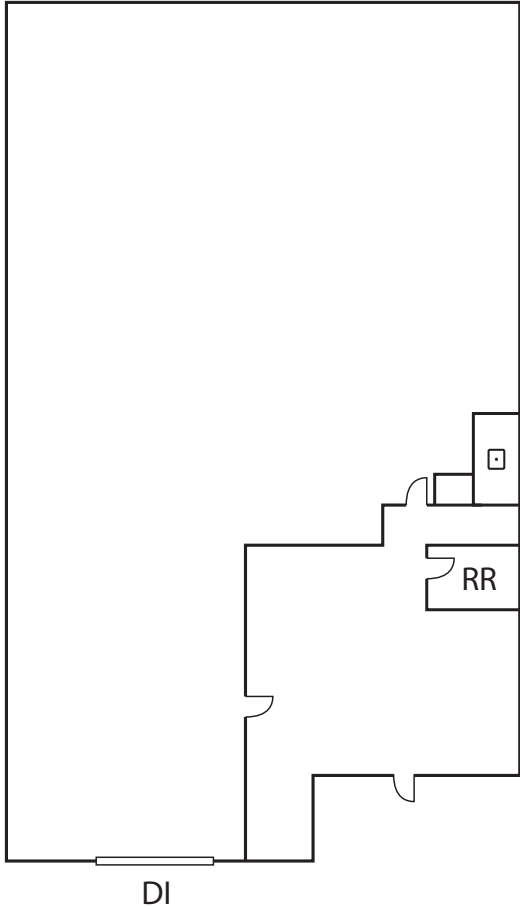
+1 720 284 7100  
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## Hampden Heights Business Park

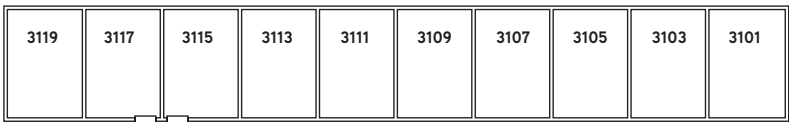
3101–3135 West Hampden Avenue  
Sheridan, Colorado 80110

Building Size:	48,001 SF
Available SF:	2,713 SF
Office:	20%
Loading:	One (1) Drive-In
Clear Height:	16'
Lease Rate:	\$11.75/SF NNN
2026 Operating Expenses:	\$5.56/SF
City/County:	Sheridan/Arapahoe
Zoning:	I-1
Access:	Hampden Avenue & Federal Boulevard
Sprinkler:	None
Available Date:	Immediately

AVAILABILITY				
UNIT	SIZE	LOADING	POWER	AVAILABLE
3123	2,713 SF	Drive-In	TBV	Immediately

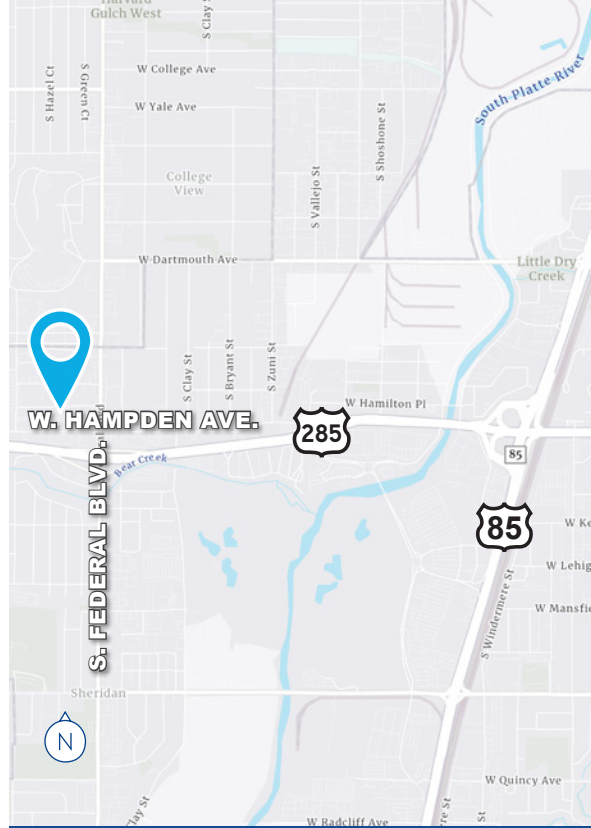


BUILDING 2



BUILDING 1

WEST HAMPDEN AVENUE



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