

**\$1,000 - 1,500  
BROKER BONUS!\***

# For Lease

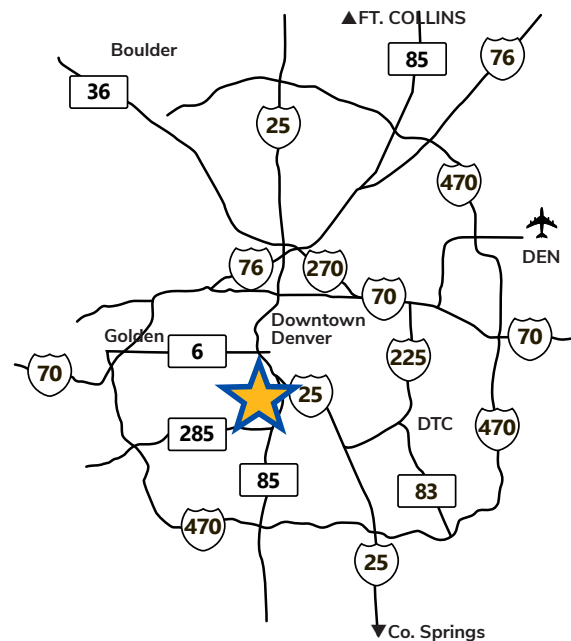
2835 & 2865 South Tejon Street | Englewood, CO 80110



## Central Warehouse & Showroom Space Available

### Property Highlights

- Prime central location with easy access to Hwy 85 and Hwy 285
- Infill location
- Functional shallow bay space with dock-high and drive-in loading
- Available immediately



Denver Int'l Airport  
40 mins., 32.1 miles

Downtown Denver  
20 mins., 8.7 miles

DTC  
18 mins., 8.8 miles

Golden  
28 mins., 23.8 miles

Boulder  
40 mins., 31.7 miles

Colorado Springs  
64 mins., 57.6 miles

Fort Collins  
74 mins., 62.4 miles

### Property Facts

Building SF	21,599 SF
Available	2835: 7,097 SF 2865: 3,115 SF
Clear Height	18'
Loading Doors	2835: <ul style="list-style-type: none"><li>• 1 Dock-High</li><li>• 1 Drive-In</li></ul> 2865: <ul style="list-style-type: none"><li>• 1 Dock-High</li><li>• 1 Drive-In</li></ul>
Zoning	I-1
Sprinkler	Yes
Power	TBV
YOC	1977
Rental Rate	Contact Brokers
OPEX	\$4.96/SF (2026 Est.)

### Broker Bonus:

**\$1,000 for the 3,115 SF unit**

**\$1,500 for the 7,097 SF unit**

\*3-yr minimum term. Lease must be signed before June 30, 2026.

For Lease Information, please contact:

**Buzz Miller**  
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T 303.957.5320

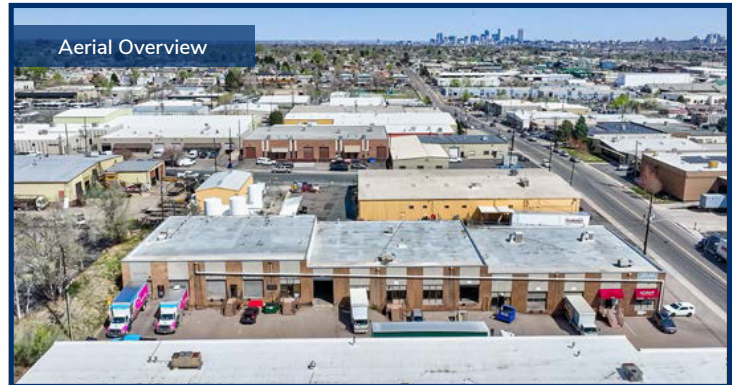
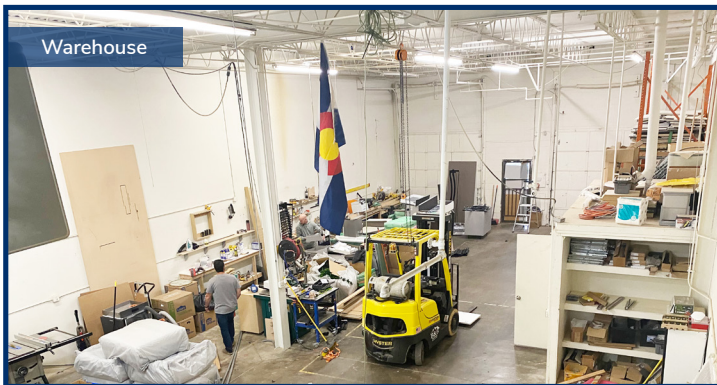
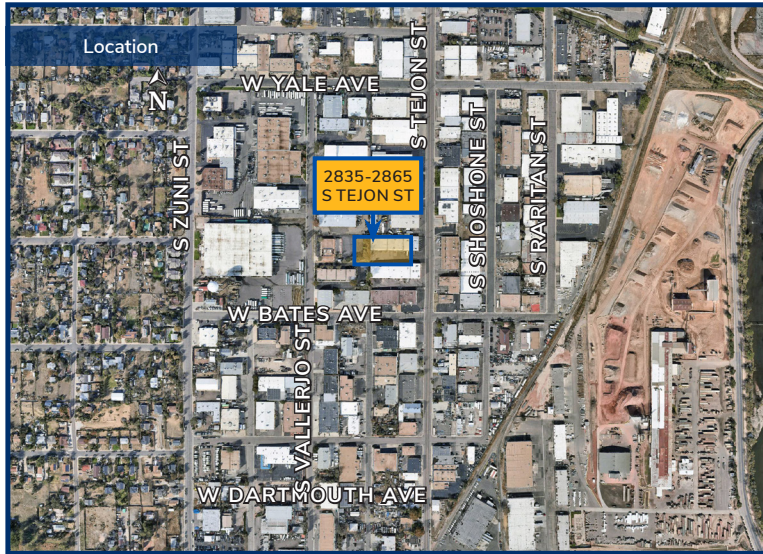
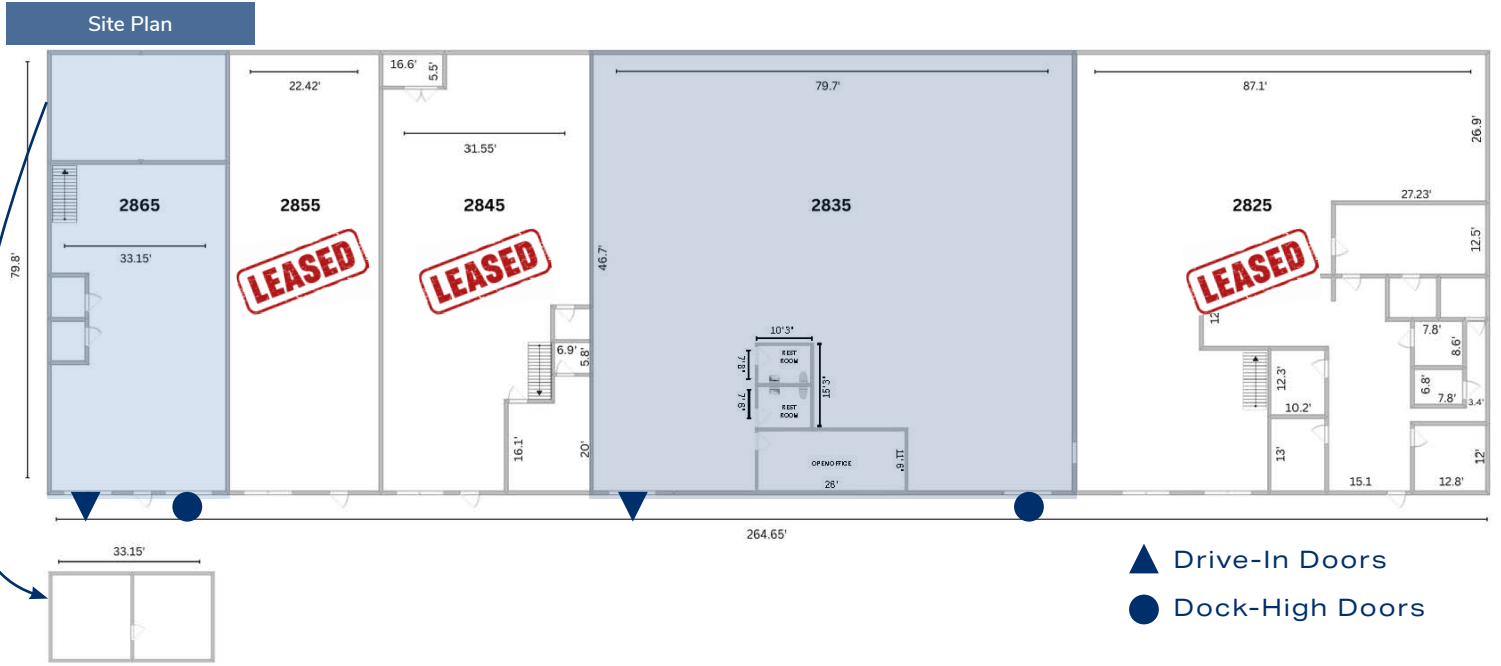
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**STREAM**

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