

# FOR LEASE



**INDUSTRIAL SPACE**  
12,540 SF – 34,615 SF

**3200** SOUTH ZUNI ST,  
ENGLEWOOD, CO 80110

Ilya Klein  
303-242-2077  
ilya@novelcommercial.com

*Novel*Commercial  
501 S Cherry Street Suite 1100  
Denver, CO 80246

# LEASE SUMMARY

STARTING RENT	<b>\$8.75/SF NNN</b>
LEASABLE UNITS	<b>12,540 SF - 34,615 SF (4,740 SF Office, West Side)</b>
POSSIBLE USES	<b>Warehouse Distribution Manufacturing R&amp;D</b>
STARTING CAM	<b>\$2.85/SF</b>
YARD	<b>YES (1 Acre)</b>
POWER	<b>1,200 Amps 208/120 V, 3-phase</b>
CLEAR HEIGHT	<b>10'-16' (West Side) 12'-19' (East Side)</b>
LOADING	<b>4 Dock High Doors -One 10' x 10' -Two 18' x 12' -One 12' x 14' with Interior Dock</b>
ZONING	<b>I-2 Enterprise Zone</b>





## LEASE OVERVIEW

- ✓ 12,540 - 34,615 SF Warehouse, Distribution, Manufacturing, R&D
- ✓ 4,740 SF Office
- ✓ HVAC in Office Area
- ✓ Gas Unit Heaters in Warehouse
- ✓ Fully Fire Sprinklered
- ✓ 1 Acre Yard
- ✓ 4 Dock High Doors
- ✓ 3-Ton Crane on the Interior Dock
- ✓ High Demand SW Metro Denver Location

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# SINGLE TENANT



**4,740 SF Office**  
**29,875 SF Warehouse**  
**34,615 SF Total**

**Interior Dock**  
**12 x 14**

**10 x 10**

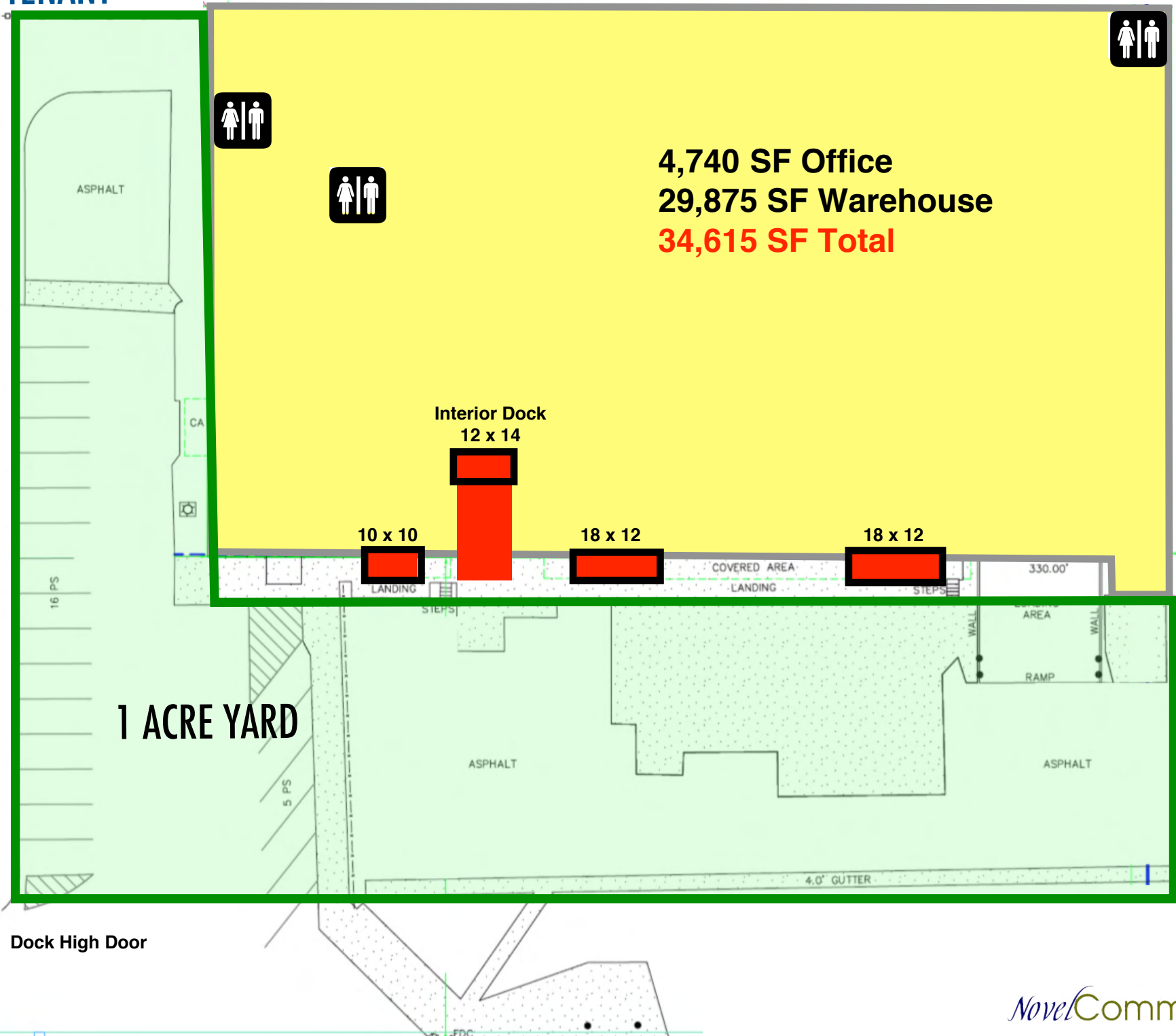
**18 x 12**

**18 x 12**

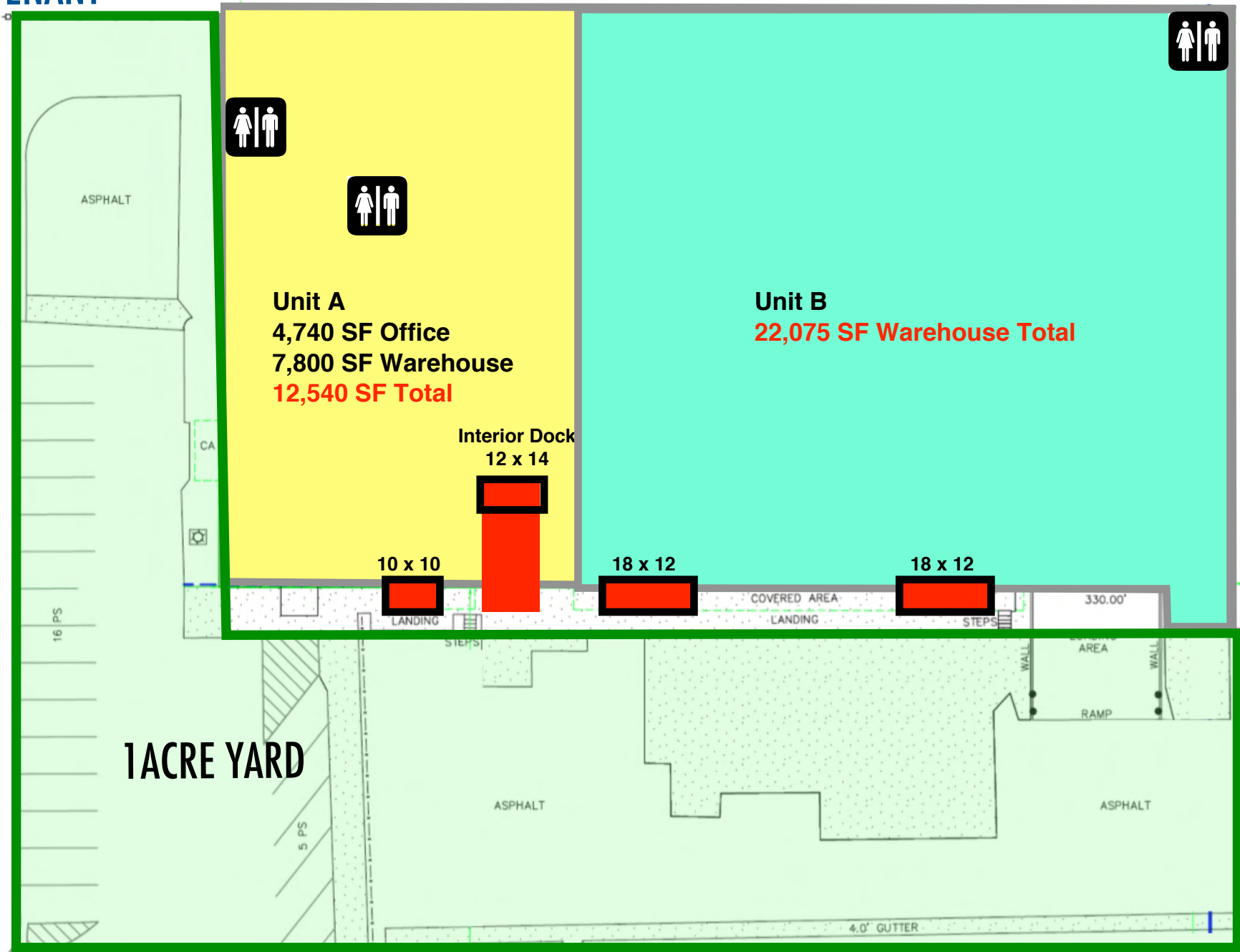
**1 ACRE YARD**



**Dock High Door**



# MULTI-TENANT



 Dock High Door

Interior Dock-High Door  
12' x 14'  
3-Ton Crane



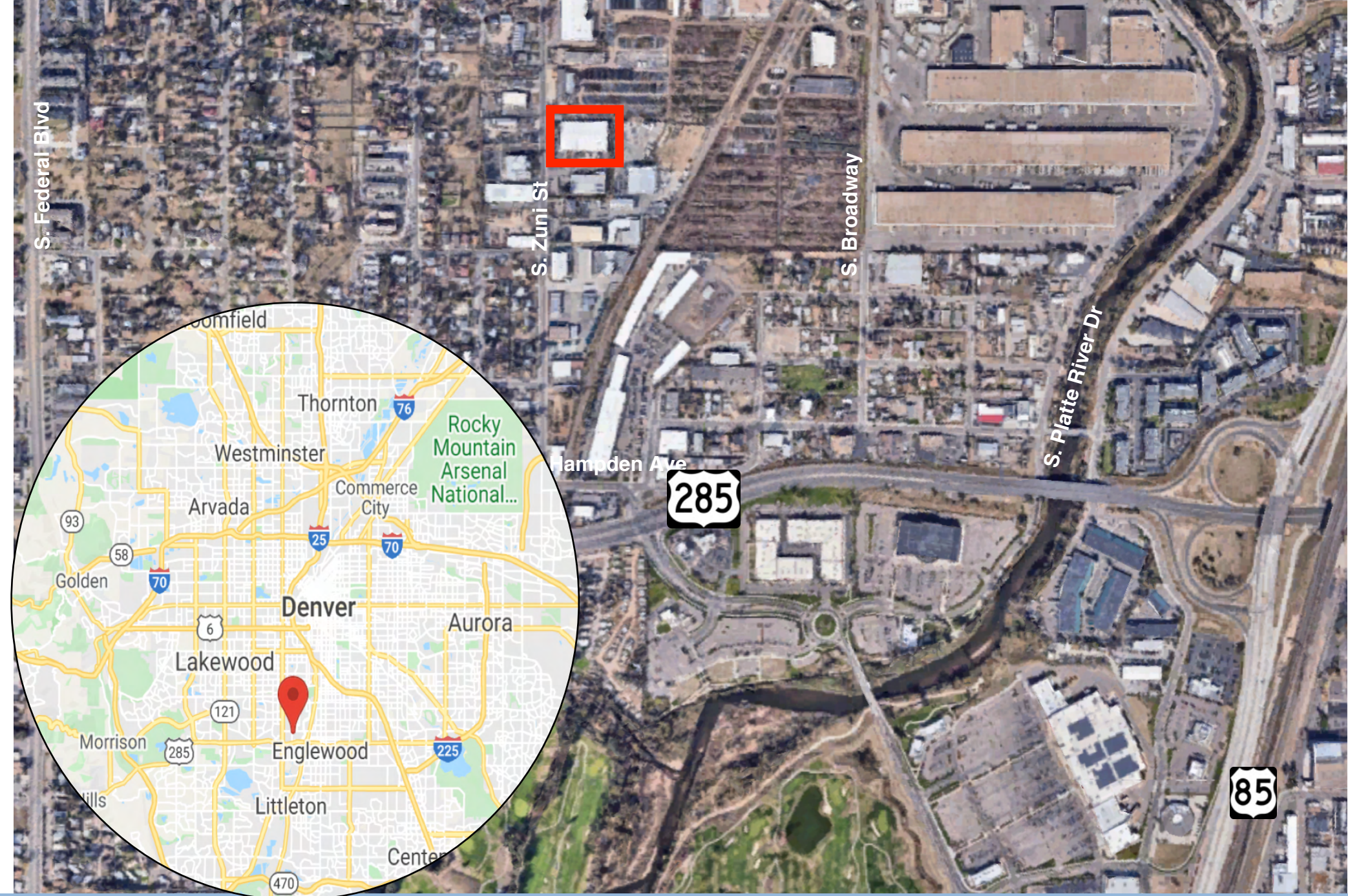
Warehouse



Office/Reception



Warehouse



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