



FOR LEASE | FLEX INDUSTRIAL

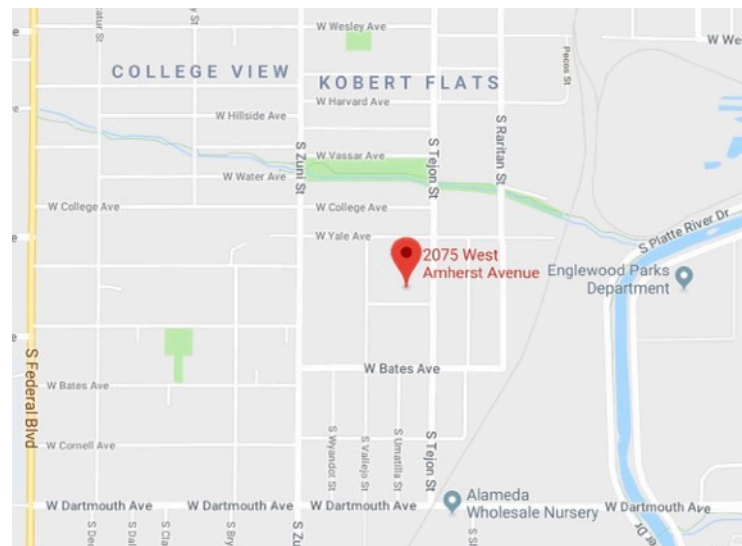
AVAILABLE SF:	3,600/SF
LEASE RATE:	\$8.40/SF
LEASE TYPE:	\$3.36/NNN
CITY:	Englewood
COUNTY:	Arapahoe
SUBMARKET:	Upper S Central
BLDG USE:	Flex/Industrial
YR BUILT:	1980
BLDG SF:	14,250/SF
LOADING:	Dock high
PARKING:	1.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

The property is a 14,250 SF multi-tenant industrial warehouse building located at 2045-2075 W Amherst Ave. The building has been very well-maintained by the landlord and features: 18' clear height free span warehouse, 10' x 12' dock high loading, I-1 zoning, and 5% office build out. This is a great Central Metro location and there is space available from 3,600 SF to 14,250 SF with both dock-high loading. The property is well located in Denver's Lower South Central Submarket at 2055-2075 W Amherst Ave and provides great access to Santa Fe Drive, Hampden Avenue and I-25. This desirable Central location has convenient access to all points in the Metro Area as well as the conveniences and services of Evans Avenue and Federal Boulevard.

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Property
- Experienced and Responsive, Local Management
- Desirable Central Submarket
- Competitive and Affordable Lease Rates
- Convenient Access to Santa Fe Dr via Evans Ave and Dartmouth Ave
- Great Central Metro Location For Distribution or Service Company



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