



FOR SUBLEASE

1,500-4,500 SF Office/Warehouse For Sublease

2331 West Hampden Avenue #167-169 | Sheridan, CO 80110



PROPERTY BROCHURE

CONTACT:

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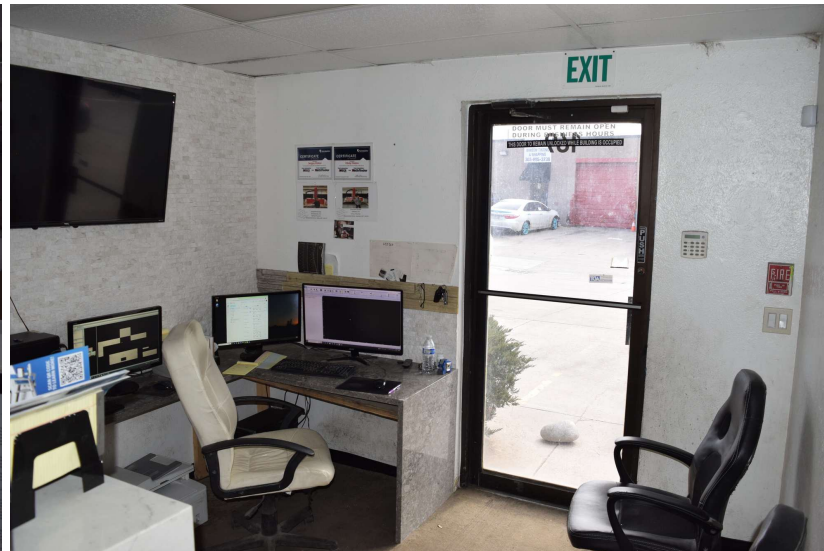
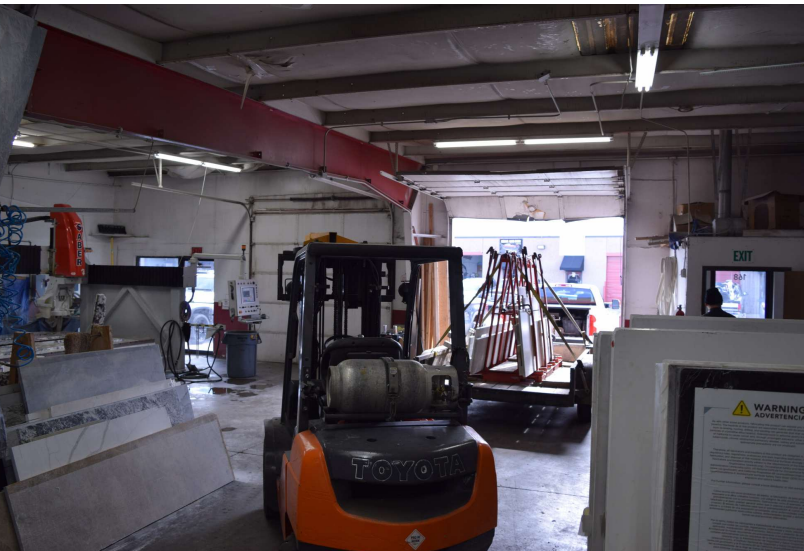
OFFERING SUMMARY

Available SF:	1,500 - 4,500 SF
Lease Rate:	\$10.00 SF/yr (NNN)
NNN's:	\$5.54/sf
Building Size:	1,500-4,500 SF
Grade Level Doors:	Three 10'x10' drive in doors
Zoning:	PUD industrial

PROPERTY HIGHLIGHTS

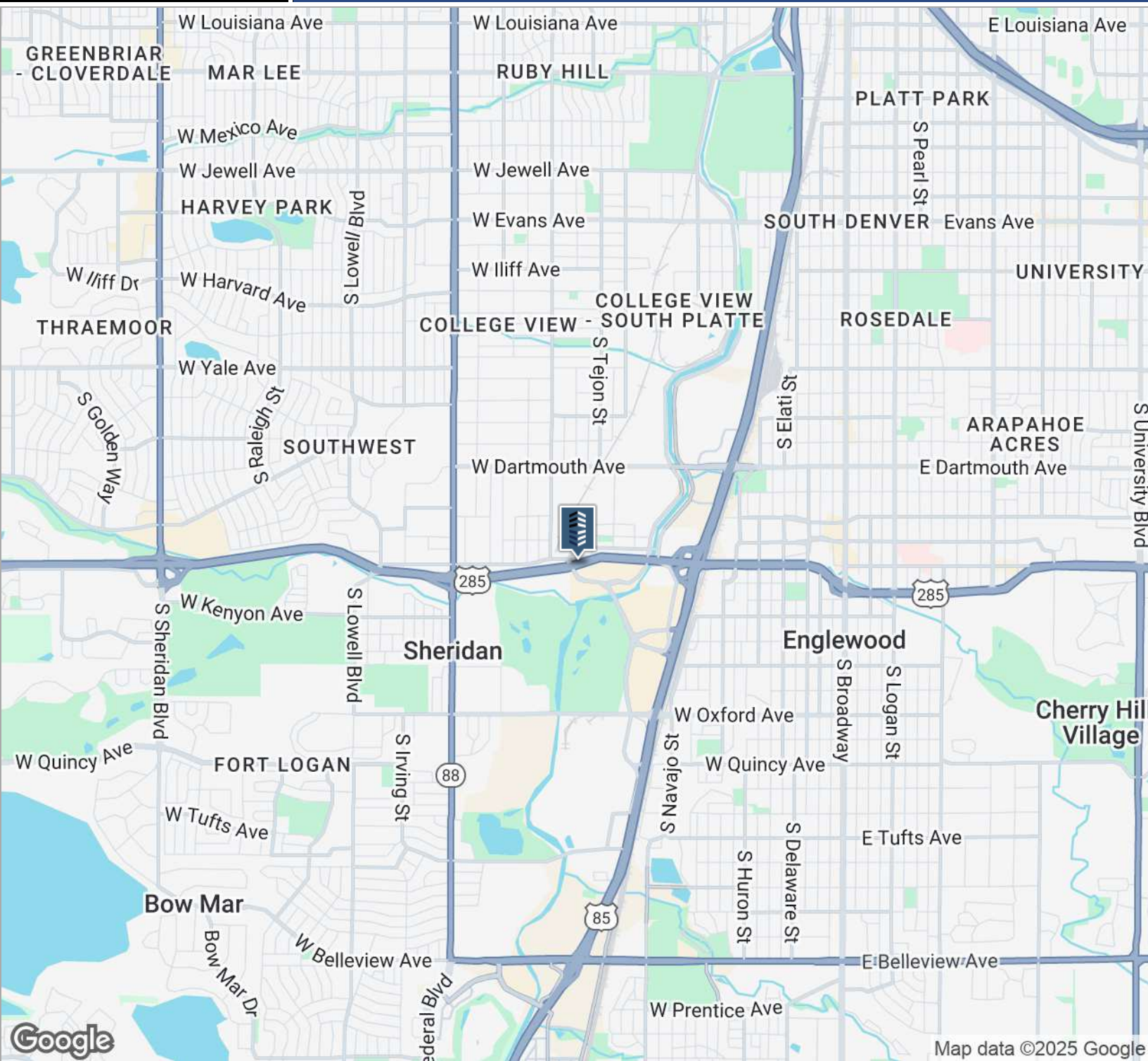
- 1,500 SF, 3,000 SF or 4,500 SF available for sublease
- Lease rate of just \$1,945/mth plus utilities per 1,500 SF
- One 10'x10' drive in door per 1,500 sf space
- 208 Volt/3-Phase (TBV by electrician)
- Minimal office buildout
- Sublease term through April 30th, 2026 - longer terms may be considered.

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