



FOR LEASE

2,000 SF Warehouse With Dock High Loading (Drive In Access Potential)

2985 S Wyandot St | Englewood, CO 80110



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



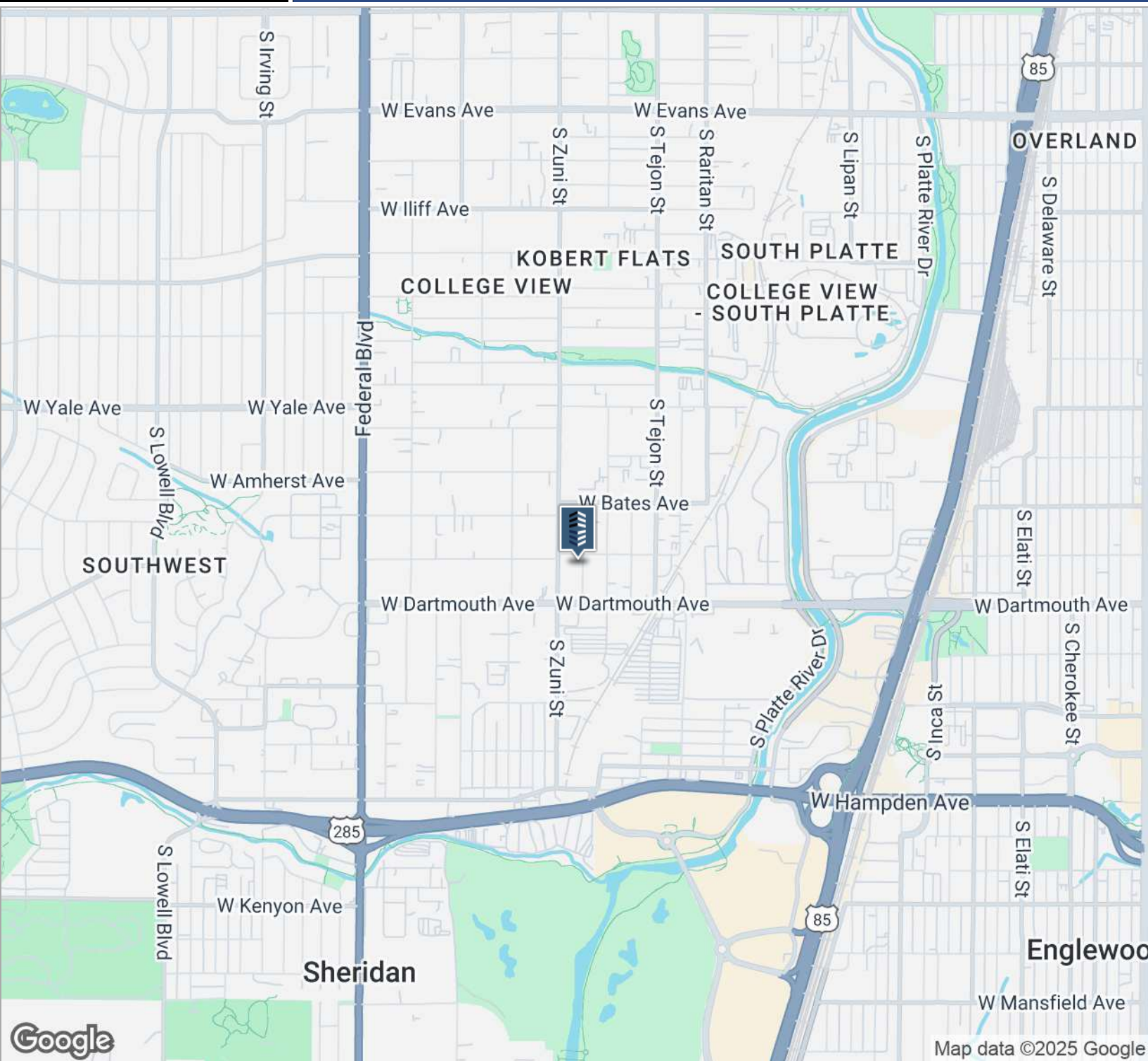
OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	I-1 Industrial
Total Building Size:	10,611 SF
Dock High Doors:	1
Ceiling Height:	14.0 FT
Year Built:	1974
Zoning:	Arapahoe

PROPERTY HIGHLIGHTS

- Located just North of W. Dartmouth Ave on S. Wyandot Street in Englewood.
- 2,000 SF warehouse with dock high loading (drive in access potential)
- Small open office area with a private restroom
- Heavy power
- Additional warehouse area potentially available*
- Lease for just \$3,000/mth plus utilities.

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