

FOR LEASE



INDUSTRIAL SPACE
12,540 SF – 34,615 SF

3200 SOUTH ZUNI ST,
ENGLEWOOD, CO 80110

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LEASE SUMMARY

STARTING RENT	\$8.75/SF NNN
LEASABLE UNITS	12,540 SF - 34,615 SF (4,740 SF Office, West Side)
POSSIBLE USES	Warehouse Distribution Manufacturing R&D
STARTING CAM	\$2.73/SF
YARD	YES (1 Acre)
POWER	1,200 Amps 208/120 V, 3-phase
CLEAR HEIGHT	10'-16' (West Side) 12'-19' (East Side)
LOADING	4 Dock High Doors -One 10' x 10' -Two 18' x 12' -One 12' x 14' with Interior Dock
ZONING	I-2 Enterprise Zone





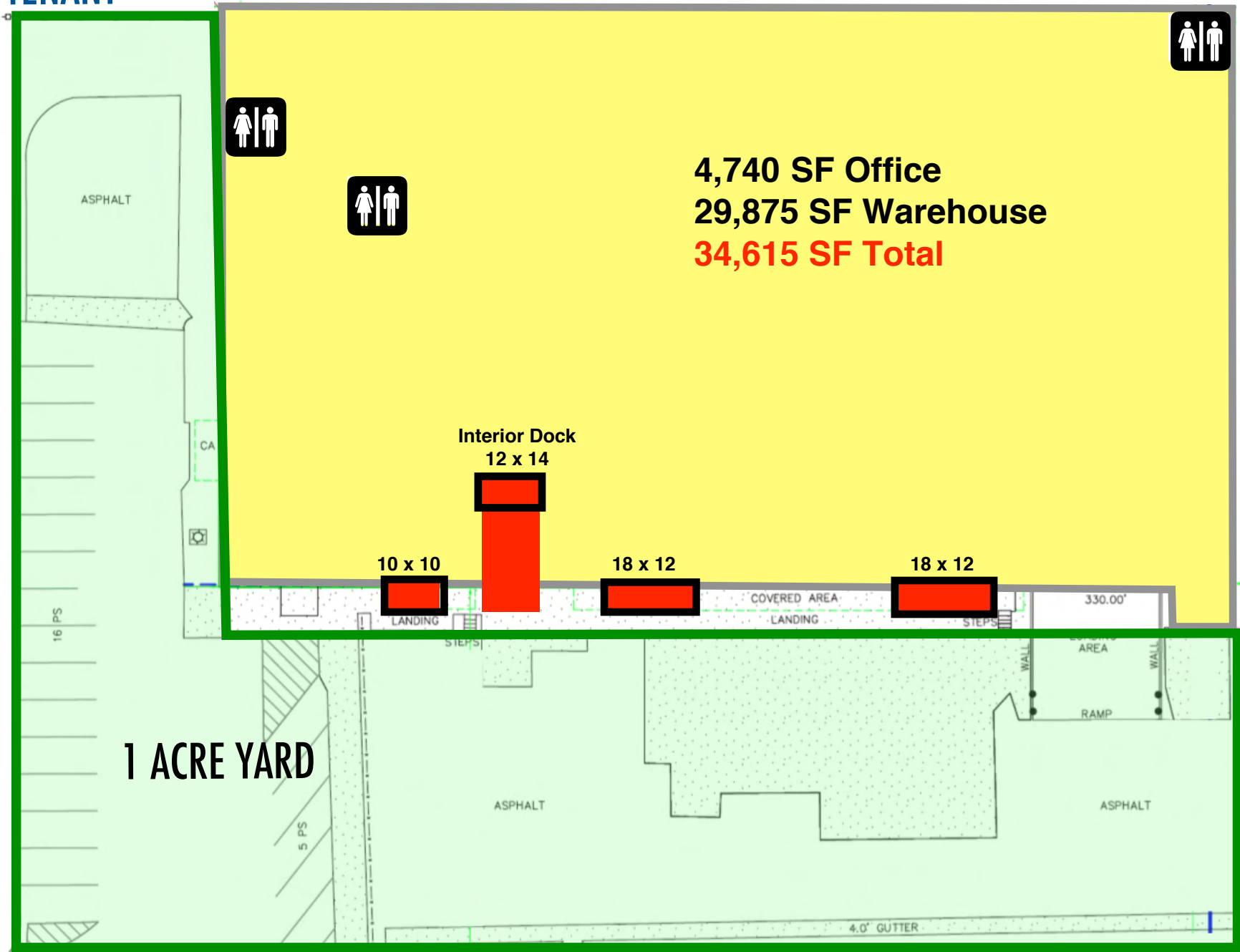
LEASE OVERVIEW

- ✓ 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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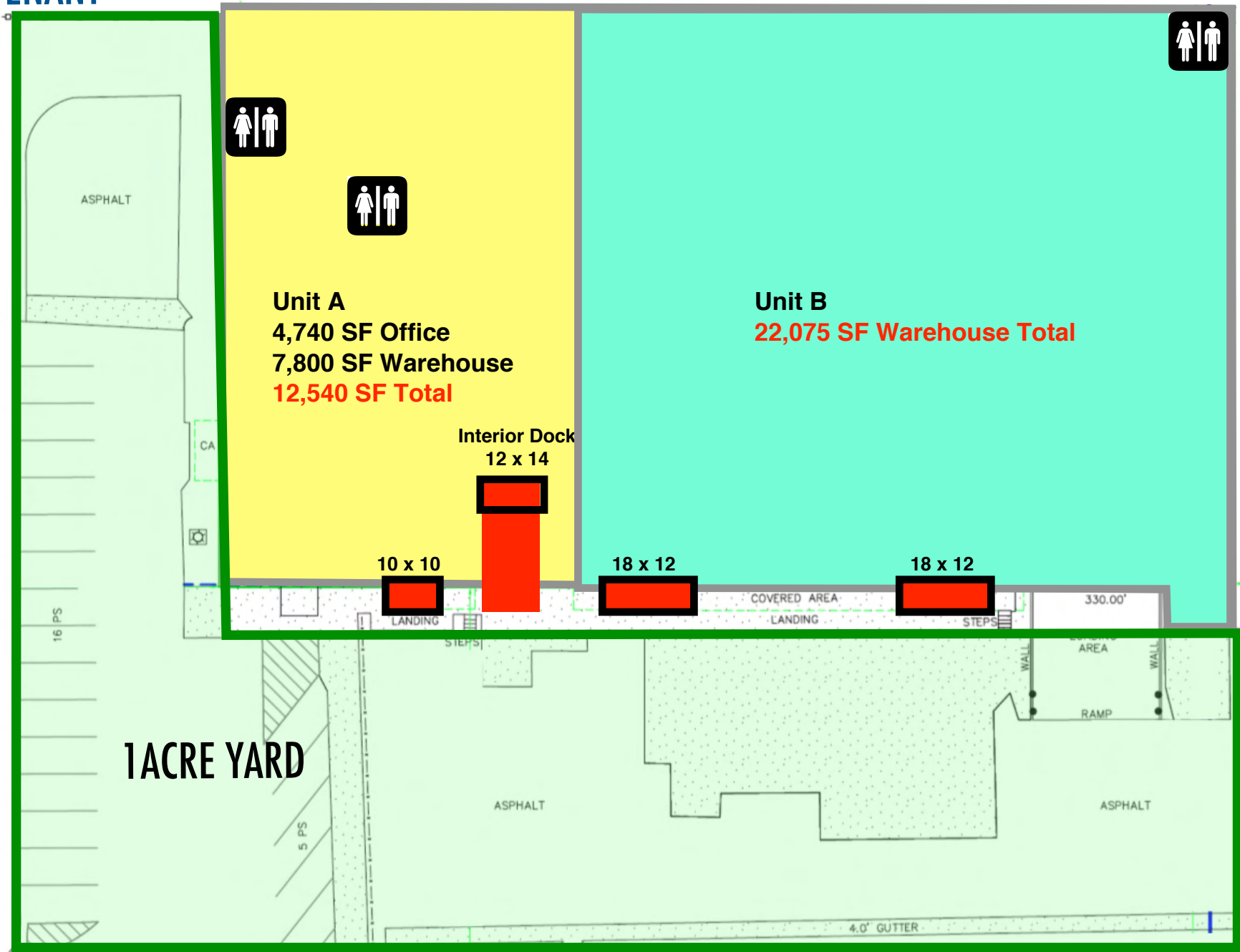
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SINGLE TENANT



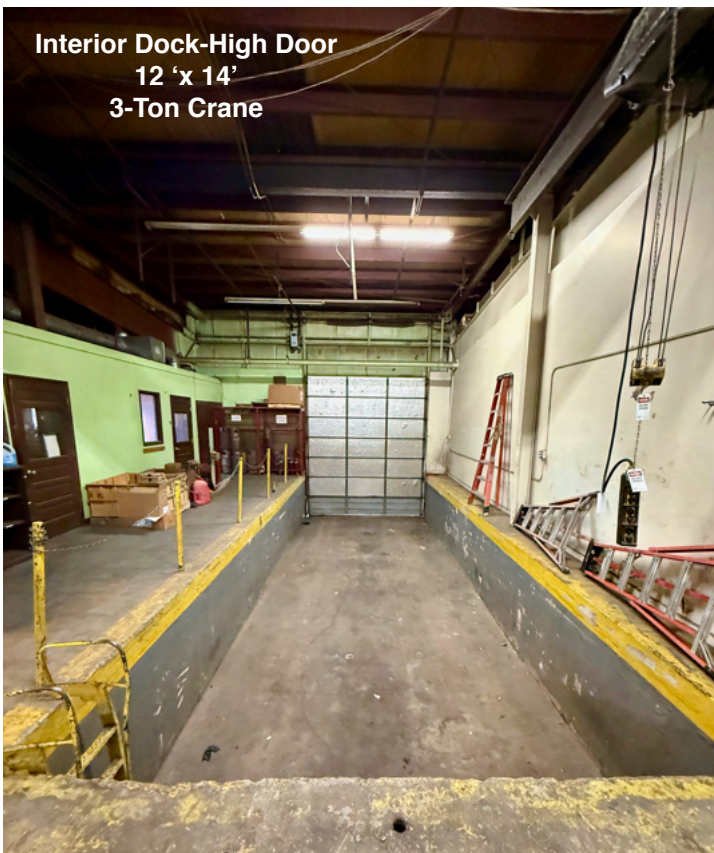
Dock High Door

MULTI-TENANT



Dock High Door

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



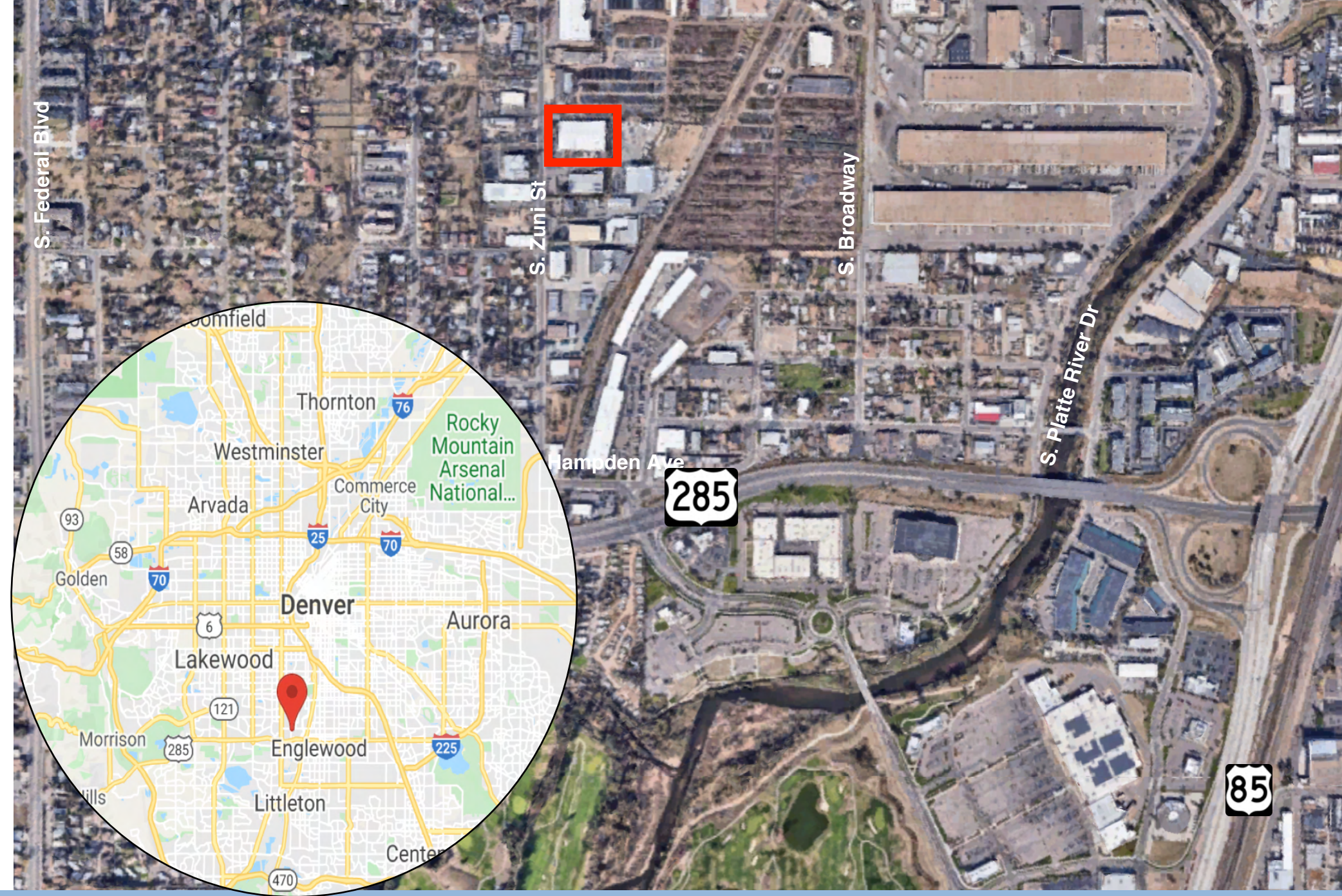
Warehouse



Office/Reception



Warehouse



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