



FOR LEASE

3,030 SF Office/Warehouse On .5 AC
2190 W Dartmouth Ave | Englewood, CO 80110



5 10'X12' Drive In Doors

CONTACT:

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EXPANSIVE YARD

OFFERING SUMMARY

Lease Rate:	\$5,500/ month NNN
Building Size:	3,030 SF
Office SF:	800 SF
Lot Size:	0.51 Acres
Zoning:	I-2 (Englewood)
Loading Doors:	Five (5) 12'x12' Drive in Doors
Ceiling Height:	14' Clear
City/County:	Englewood/Arapahoe

PROPERTY OVERVIEW

Very rare Englewood industrial offering located directly between S Federal Blvd and S Santa Fe Dr. on W Dartmouth Ave. Quick and easy access to I-25 via Hampden as well as Downtown Via Santa Fe. Fantastic shop space on a great parcel with plenty of yard space. General Industrial District also allows outside storage.

PROPERTY HIGHLIGHTS

- Englewood's **Heaviest** Industrial Zoning that allows outdoor storage
- Very functional building with drive in doors
- Small amount of office space for admin uses and client facing
- Fantastic Location close to thoroughfares
- Evaporative cooler and GFA heaters in warehouse space







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