



FOR SALE

9,640 SF Office Warehouse

3448 S Irving St | Sheridan, CO 80110



**Free Span Warehouse Area, Abundant  
Fleet/Vehicle Parking, Right Off Hampton**

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,950,000
<b>Lot Size:</b>	0.52 Acres
<b>Building Size:</b>	9,640 SF
<b>Office:</b>	3,460 SF
<b>Lot Size:</b>	.52 Acres
<b>Clear Height:</b>	12'-18' Clear
<b>Loading:</b>	3 12'x10' Drive in
<b>Power:</b>	400 Amp 3-Phase
<b>Zoning:</b>	Com-C - Sheridan
<b>Grade Level Doors:</b>	3
<b>Ceiling Height:</b>	18.0 FT
<b>Year Built:</b>	1999
<b>Zoning:</b>	Com C
<b>Market:</b>	Denver
<b>Sub Market:</b>	Southwest
<b>Cross Streets:</b>	Hampden & Federal

## PROPERTY OVERVIEW

Well located directly off Hampden and Irving St in the Southwest industrial market. Constructed in 1999, this Pride of Ownership building has very nice 3,460 SF upgraded office finish with perimeter privates on glass, open bullpens, conference room, 2 kitchen/break areas, and attractive reception area. Warehouse is wide open, clear span (no columns) with 3 12'x10' drive in loading doors, secured tool storage, small lab with ventilation, and 12'-18' clear ceilings. Property has small fenced yard areas on North and South of building, ideal for storage and activities. Building sits on a hill with amazing Western views of the mountains, abundant parking, and excellent corporate identity. Ideal for owner user or investors.

## PROPERTY HIGHLIGHTS

- Well located right off Hampden Ave near Federal Blvd
- Large wide open free span warehouse area with 3 drive in's
- Upgraded 3,750 SF office area on 2 levels.
- Server room, heavy 400 Amp 3-PH power
- Great identity and easy access





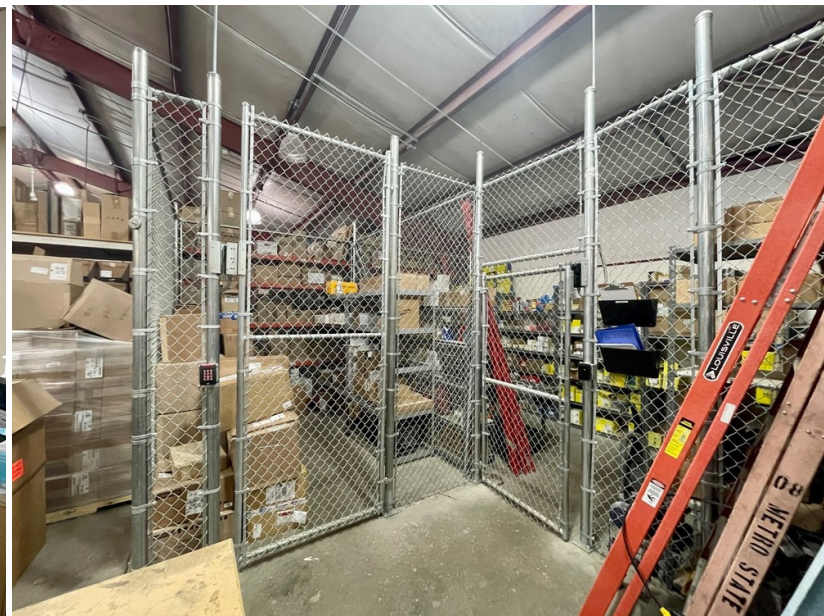
Open Bullpen



Large Private Offices

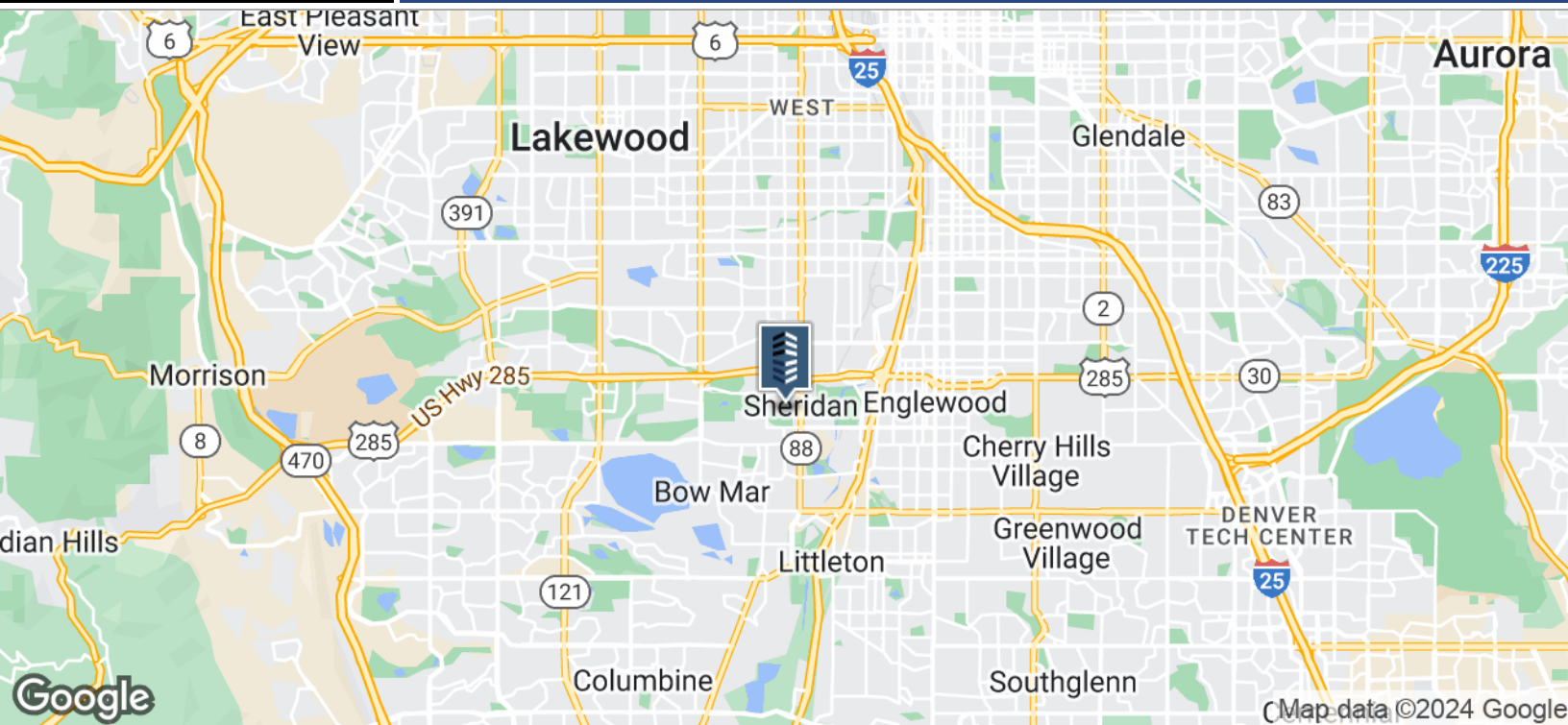


Large Kitchen/Break Area



Secured Tool Storage Area in Warehouse





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