



FOR LEASE

2,500 SF Office Warehouse W/ Drive In

2494 South Tejon St | Englewood, CO 80110



End Cap Unit, Recently Renovated

CONTACT:

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UNIQUE PROPERTIES

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2492 SOUTH TEJON ST

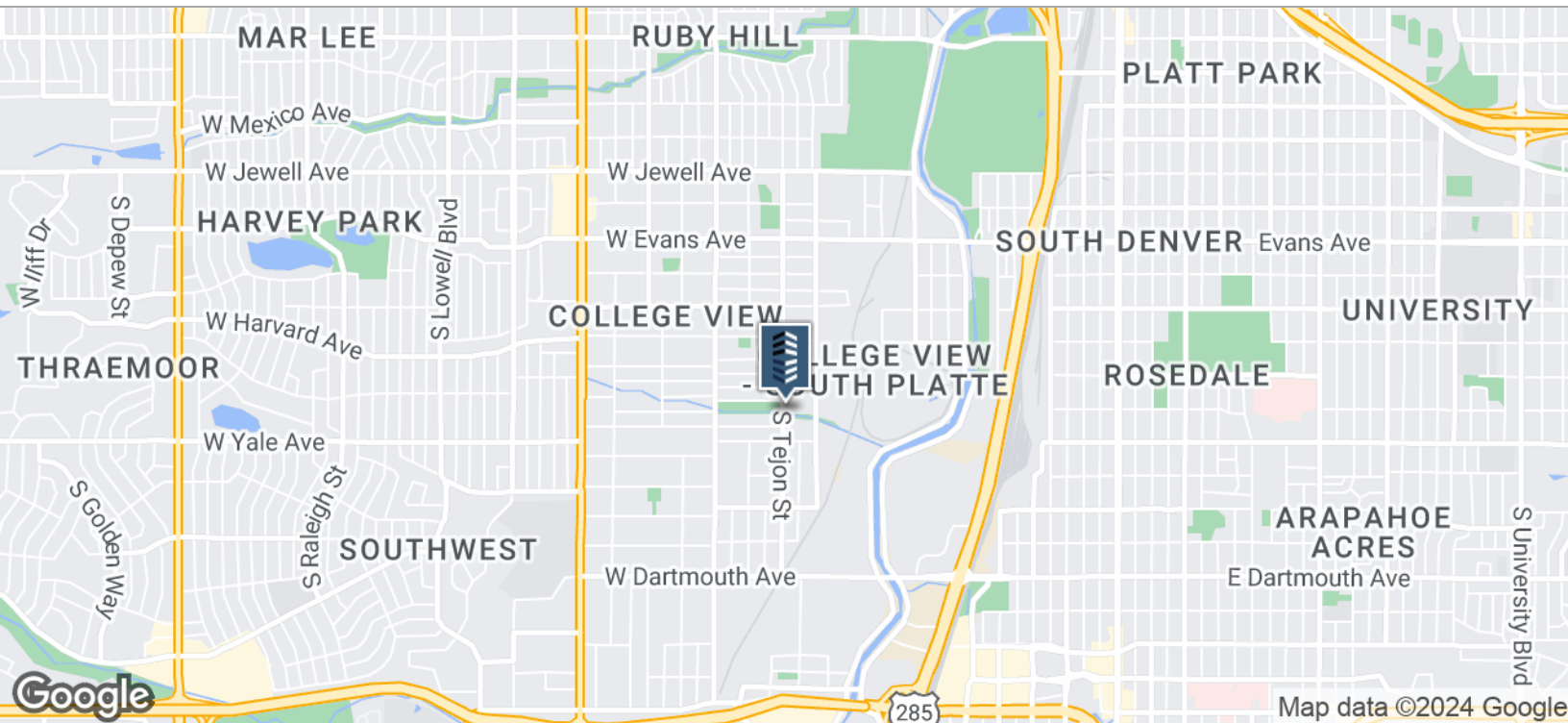
OFFERING SUMMARY

| | |
|---------------------------|-----------------|
| Available SF: | 2,500 SF |
| Lease Rate: | \$11/SF NNN |
| Expenses: | \$3.50/SF |
| Office: | Appx 500 SF |
| Power: | 200 Amp 3-Phase |
| Zoning: | I-1 Englewood |
| Grade Level Doors: | 1 |
| Ceiling Height: | 12.0 FT |
| Year Built: | 1980 |

PROPERTY HIGHLIGHTS

- Excellent end cap space with clean, open, clear span warehouse
- Newly renovated (2022)
- 10'x10' drive in door
- Front office/reception area.
- Right off Dartmouth & S Tejon St
- Ample parking with monument signage available
- New Roof in 2018
- Signage and Identity
- Permissive I-1 Zoning
- Ideal for contractors, service uses, general office warehouse and many more
- **NO AUTOMOTIVE USES**





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