DARTMOUTH INDUSTRIAL PARK

3185 South Platte River Drive
Englewood, CO 80110



FOR LEASE

26,080 SF

LINK

LEASED BY Colliers

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BUILDING SPECIFICATIONS

Office:	Approx. 2,010 SF of Two-story Office
Loading:	One (1) Dock High Door (10'x10') One (1) Drive-In Door (11'x14') Six (6) Platform Dock Positions
Clear Height:	22'
Sprinklers:	Yes
Column Spacing:	32' x 32'
Power:	120/208 Volt
Zoning:	I-2
Available:	April 1, 2027
Lease Rate:	$9.95/SF NNN
Op. Ex.:	$3.51/SF
Additional Info:	BNSF Rail Spur. Covered Platform Dock at Van Height (3').

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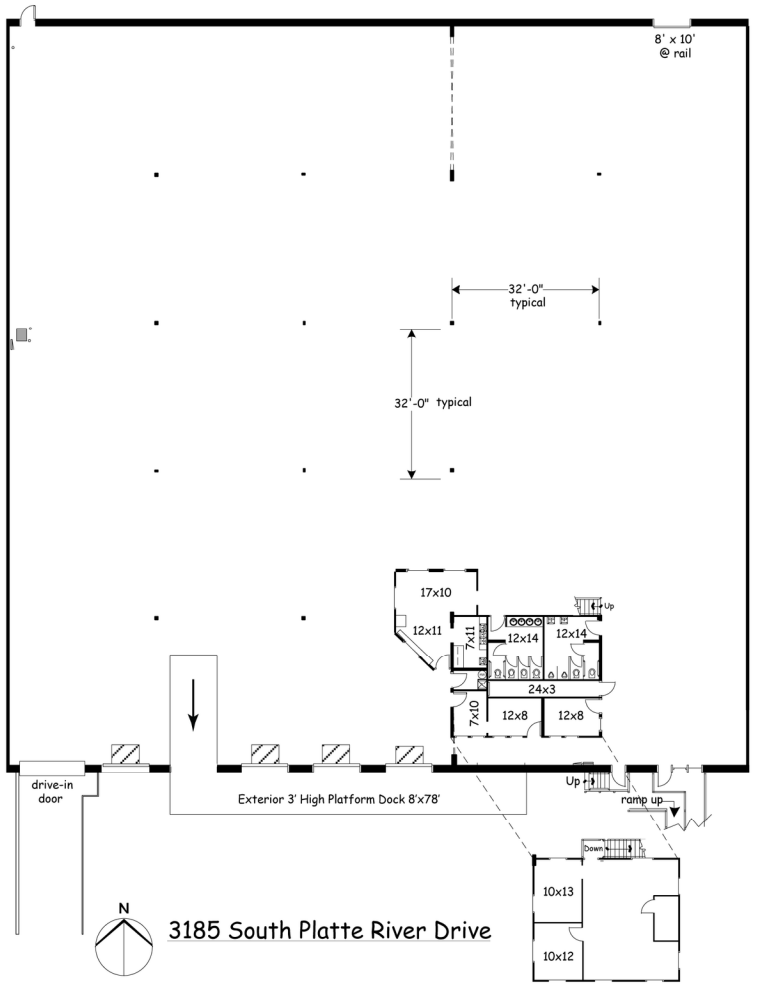

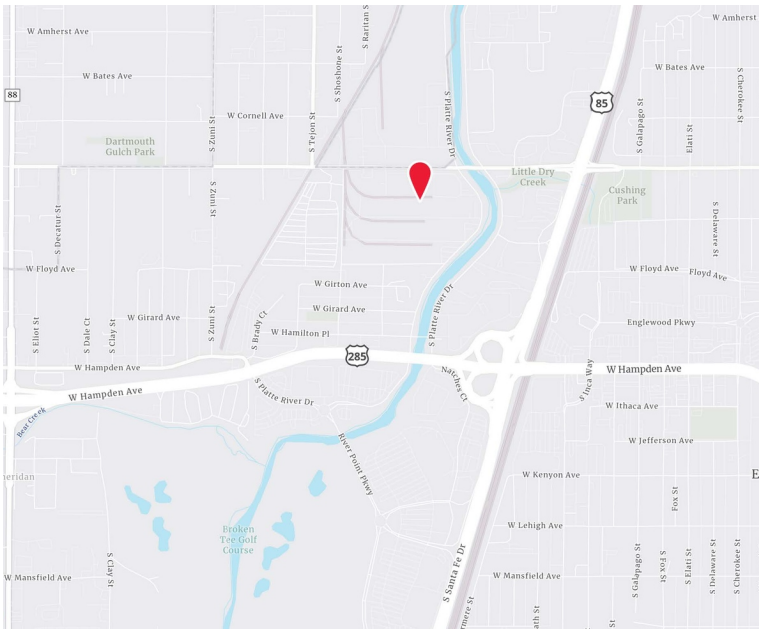

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LINK

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.