

Office/Warehouse Space For Lease

Rare Small Bay Space with Drive In Loading

Highlights

- Hampden Heights Business Park offers 48,000 SF of quality office/warehouse space and is conveniently located on the northwest corner of Hampden Avenue and Federal Boulevard

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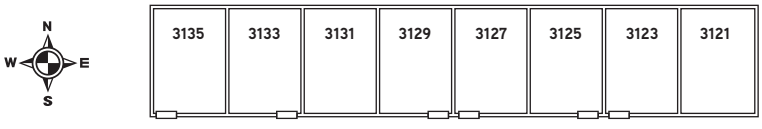
Hampden Heights Business Park

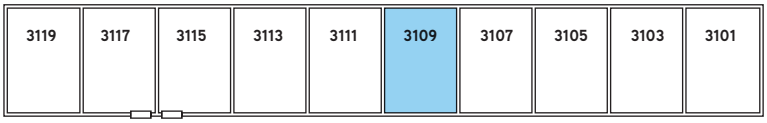
3101–3135 West Hampden Avenue
Sheridan, Colorado 80110

Building Size:	48,001 SF
Available SF:	2,375 SF
Office:	20%
Loading:	One (1) Drive-In
Clear Height:	16’
Lease Rate:	$11.75/SF NNN
2027 Operating Expenses:	$5.82/SF
City/County:	Sheridan/Arapahoe
Zoning:	I-1
Access:	Hampden Avenue & Federal Boulevard
Sprinkler:	None
Available:	Sept 1, 2026

AVAILABILITY				
UNIT	SIZE	LOADING	POWER	AVAILABLE
3109	2,375 SF	Drive-In	70 Amp/3-Phase	Sept 1,2026



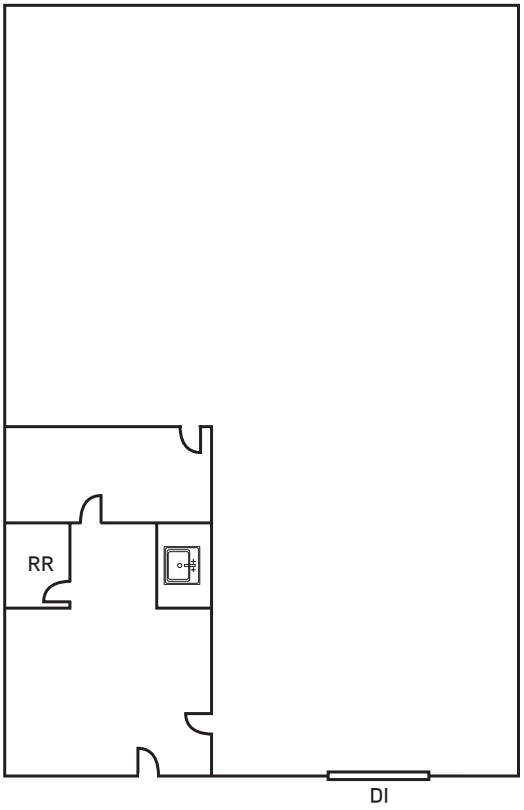
BUILDING 2

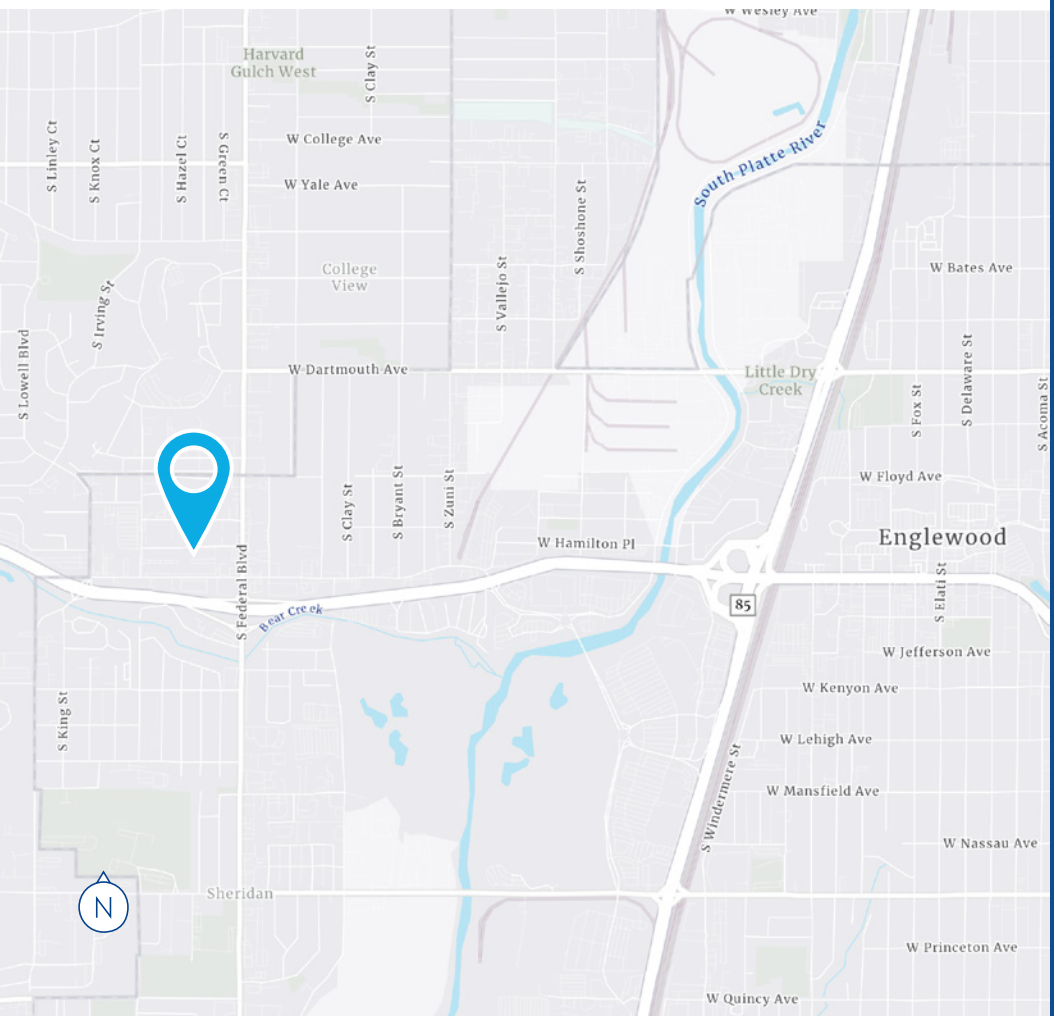


BUILDING 1

WEST HAMPDEN AVENUE

Unit 3109





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