Hampden Business Center

3545 S. PLATTE RIVER DRIVE UNIT A, SHERIDAN, CO 80110



INDUSTRIAL/FLEX SPACE › FOR LEASE

- Abundant restaurants and shopping nearby
- Excellent frontage/ access via Hampden and Santa Fe
- Retail visibility with 87,000 vehicles per day
- 220 amp 3 phase power
- Ready to move in vacancies

Industrial/Retail/Office
Uses Permitted

Dock High and Drive In
Loading Available

Identifiable
Monument Signage

Total Project Size:	108,406 SF
Available:	3,440 SF
Office:	912 SF
Loading:	One (1) Drive-In
Clear Height:	14' - 16'
City/County:	Sheridan/Arapahoe
Base Rent:	$14.50/SF NNN
2026 CAM:	$6.41/SF
Zoning:	Industrial (Sheridan)

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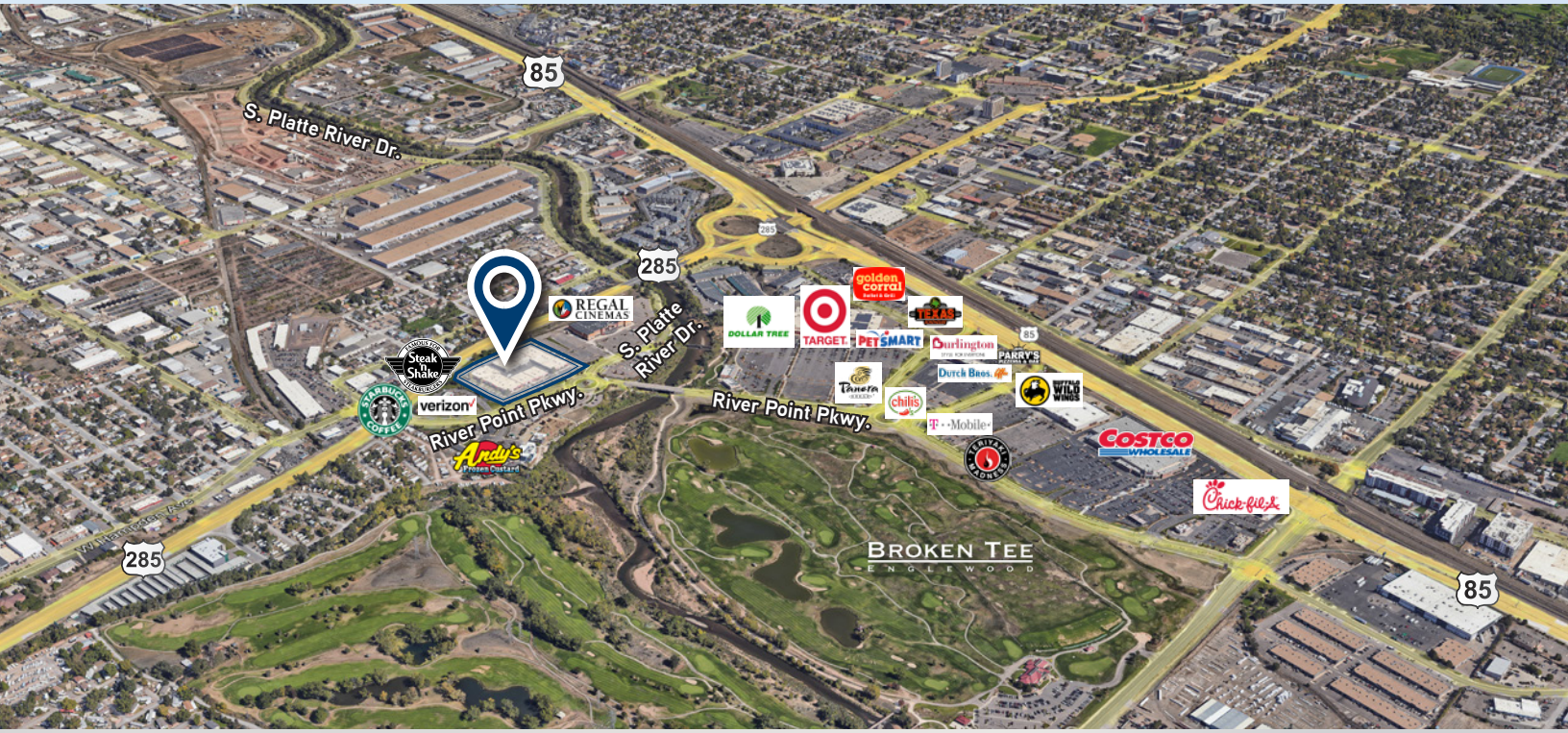
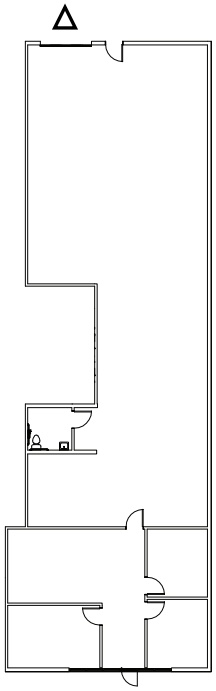
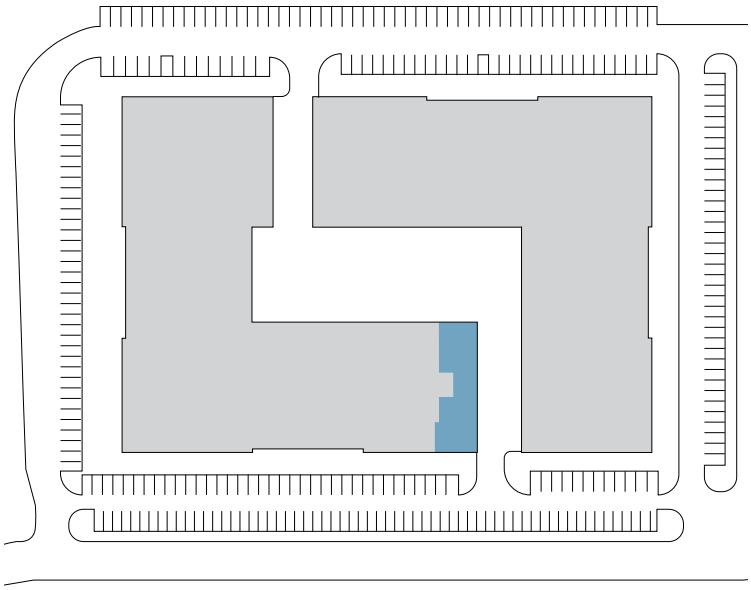
Hampden Business Center

3545 UNIT A | 3,440 SF





△ = Drive In



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