FOR SALE
40,261 SF



INDUSTRIAL

3200 SOUTH ZUNI ST, ENGLEWOOD, CO 80110

Chip McReynolds
303-491-1111
chip@kcommercial.com

NovelCommercial
Ilya Klein
ilya@novelcommercial.com

FINANCIAL SUMMARY

OFFERING PRICE	**$6,700,000**
LEASABLE AREA	**40,261 SF Total** **34,615 SF Available** **5,646 SF Leased**
PRICE PER SF	**$166/SF**
SUPPLEMENTAL INCOME	**$3,815.76/month**
POSSIBLE USES	**Warehouse** **Distribution** **Manufacturing** **R&D**
LOT SIZE	**1 Acre**
POWER	**1,200 Amps 208/120, 3-phase**
CLEAR HEIGHT	**10'-16' (West Side)** **12'-19' (East Side)** **7.8'- 8.4' (Basement)**
LOADING	**4 Dock High Doors** - One 10′ x 10′ - Two 18′ x 12′ - One 12′ x 14′ with Interior Dock **2 Drive-In Doors**
ZONING	**I-2 Enterprise Zone**







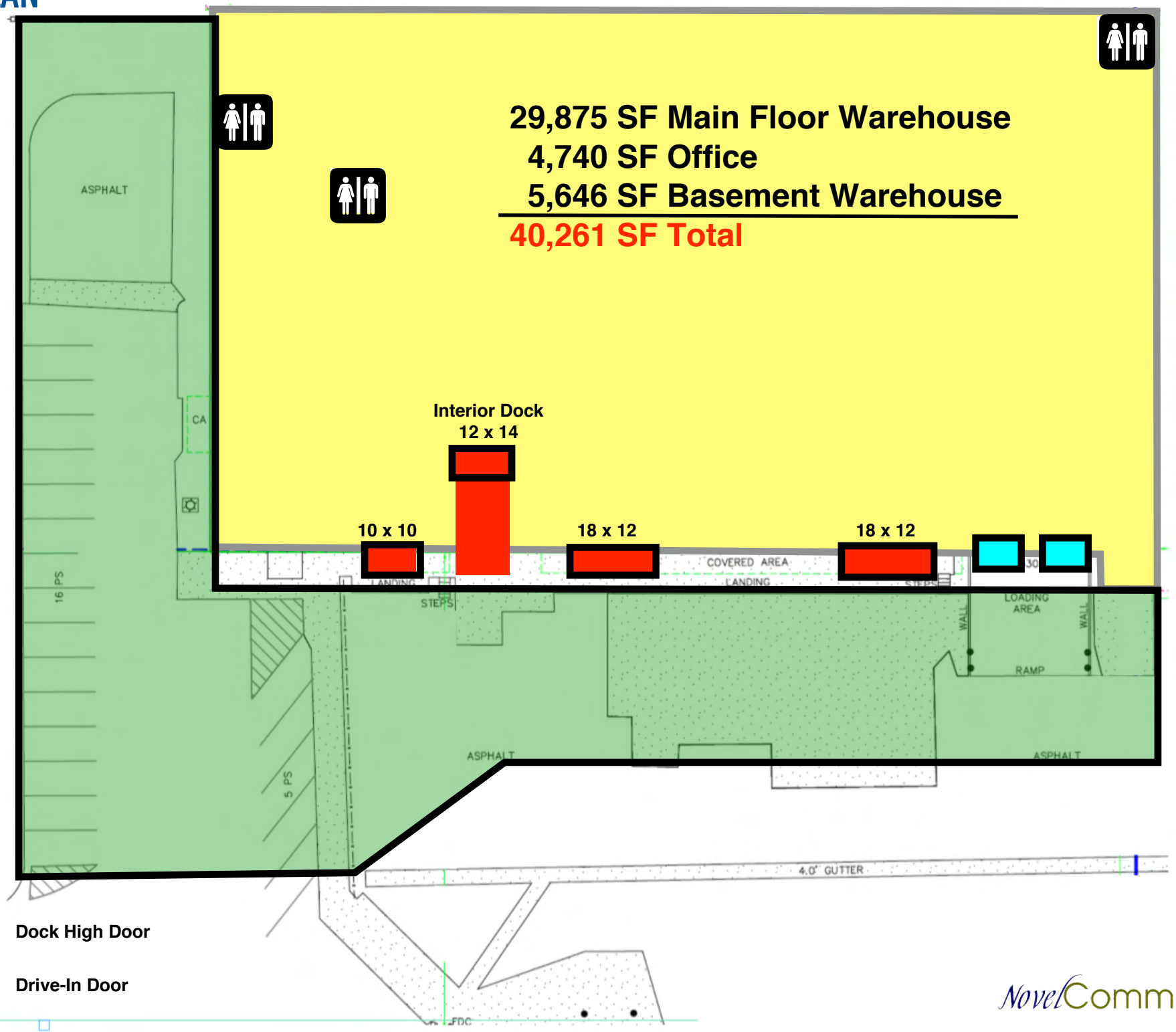
LEASE OVERVIEW

- ✔ 40,261 SF Warehouse, Distribution, Manufacturing, R&D
- ✔ 4,740 SF Office
- ✔ HVAC in Office Area
- ✔ Gas Unit Heaters in Warehouse
- ✔ Fully Fire Sprinklered
- ✔ Yard Space
- ✔ 4 Dock High & 2 Drive-In Doors
- ✔ 3-Ton Crane on the Interior Dock
- ✔ High Demand SW Metro Denver Location

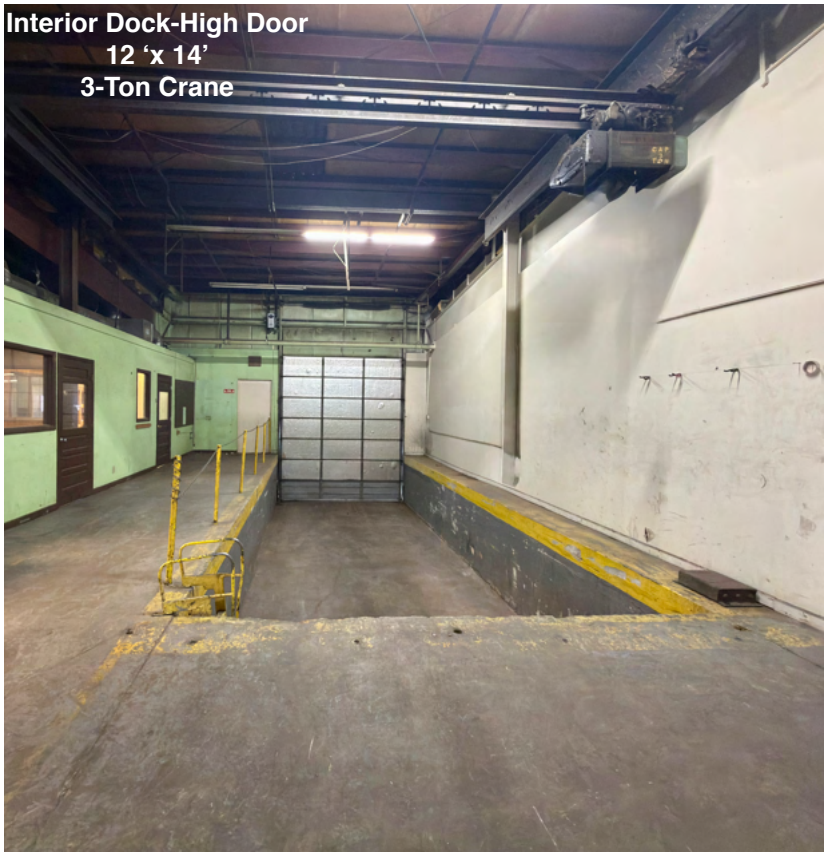
IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

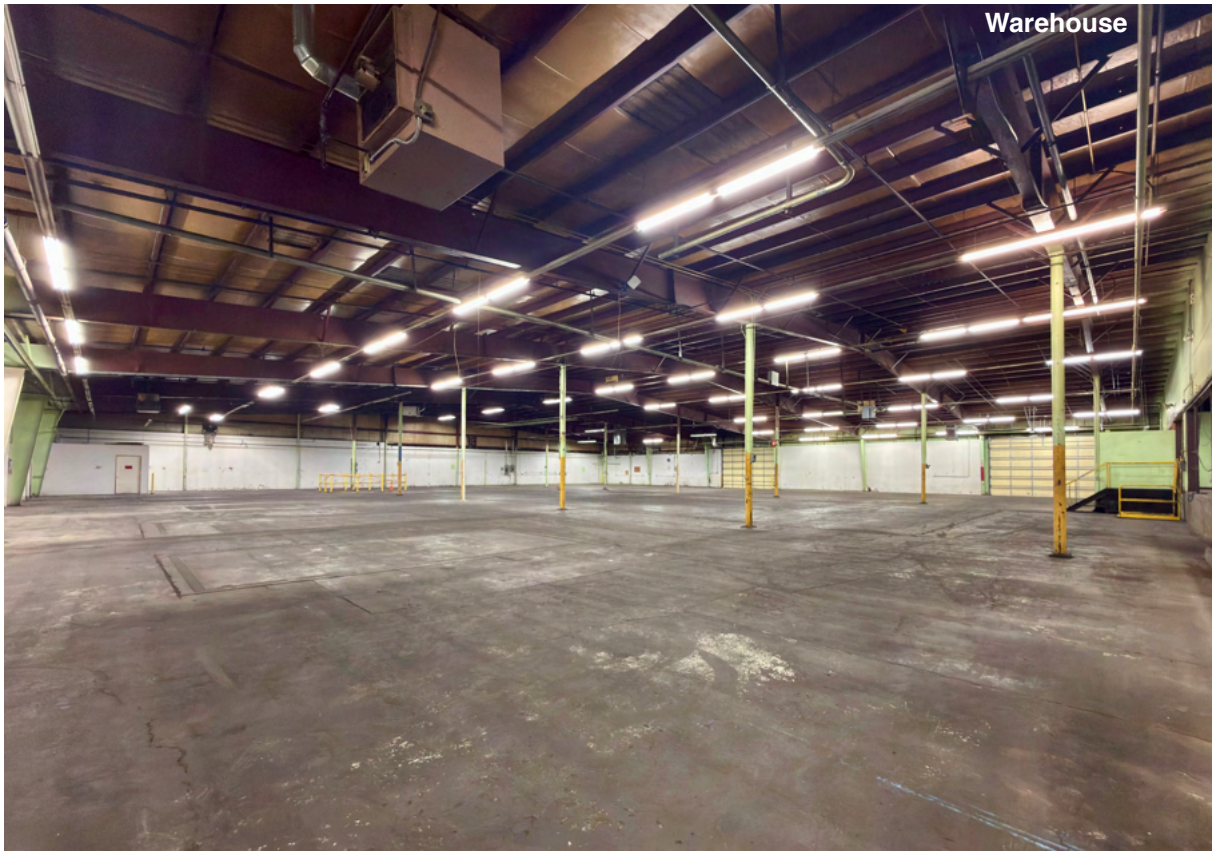
NovelCommercial

SITE PLAN



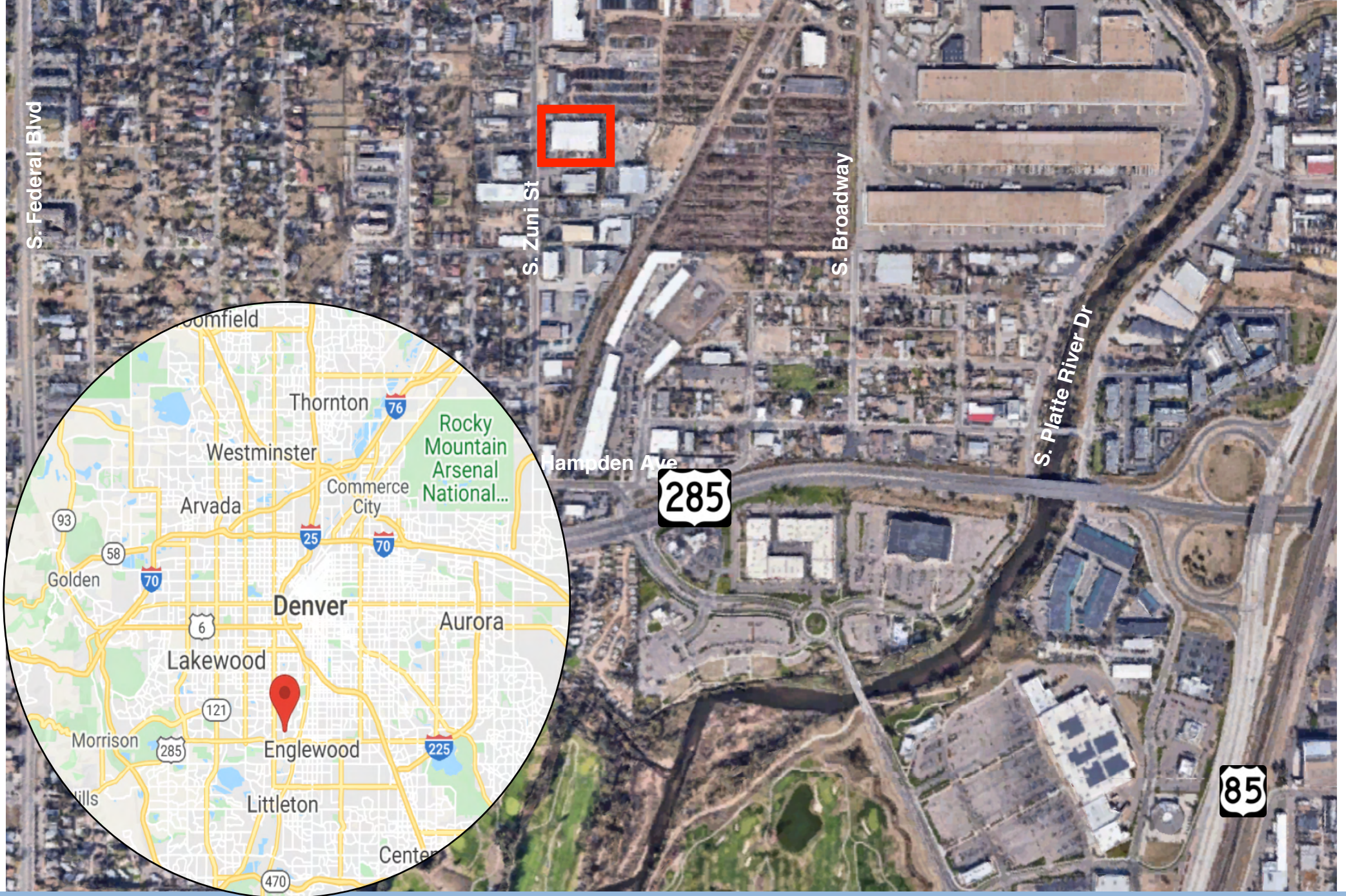
NovelCommercial


Interior Dock-High Door
12 ‘x 14’
3-Ton Crane


Warehouse


Office/Reception


Warehouse



Chip McReynolds
303-491-1111
chip@kcommercial.com

NovelCommercial
Ilya Klein
ilya@novelcommercial.com