Hampden Business Center

3535 S. PLATTE RIVER DRIVE UNIT D, SHERIDAN, CO 80110



INDUSTRIAL/FLEX SPACE › FOR LEASE

- Drive-In loading
- Excellent frontage/ access via Hampden and Santa Fe
- Retail visibility with flex function (±87,000 VPD)
- 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:	Immediately
Unit Size:	3,382 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)

DePaul Real Estate Advisors

Colliers

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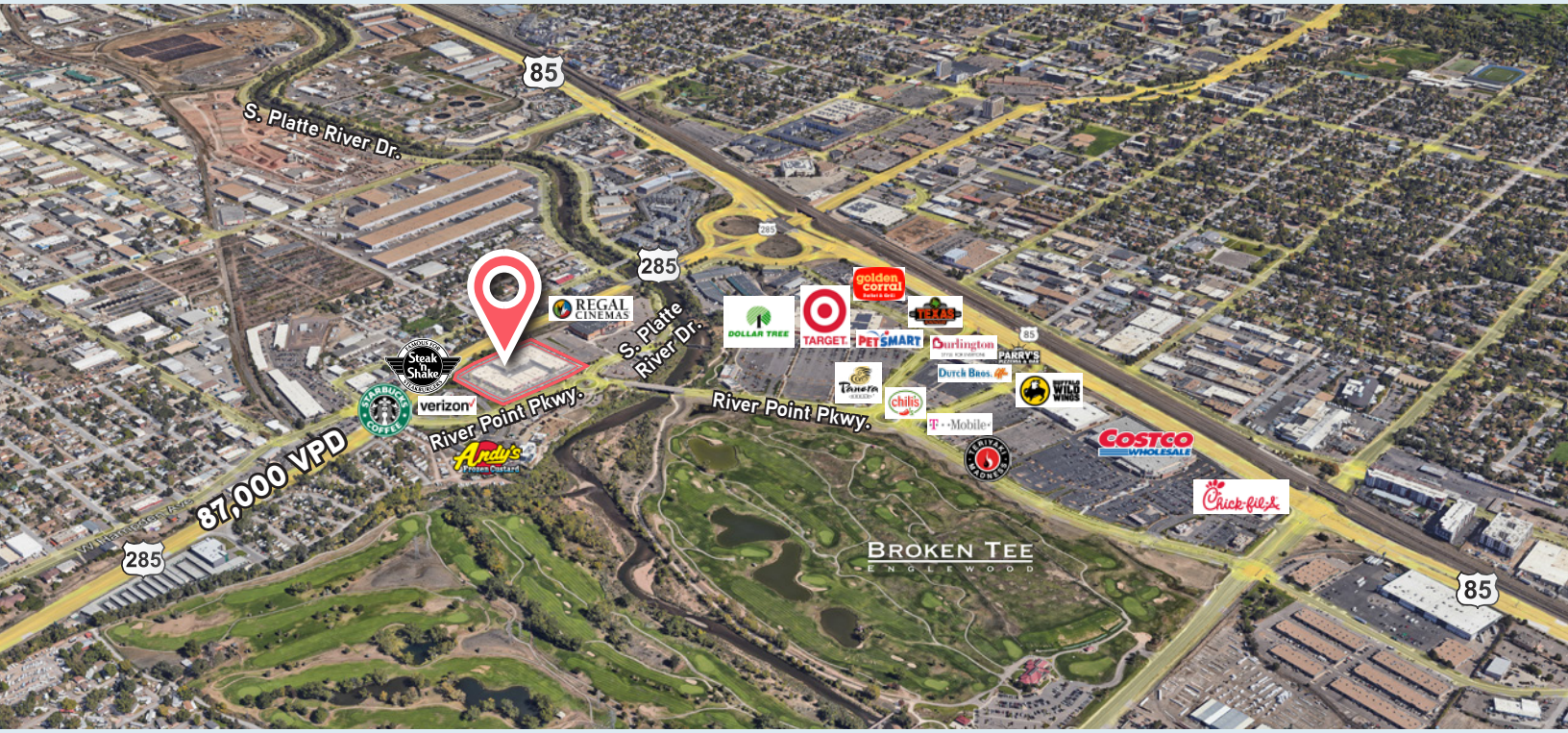
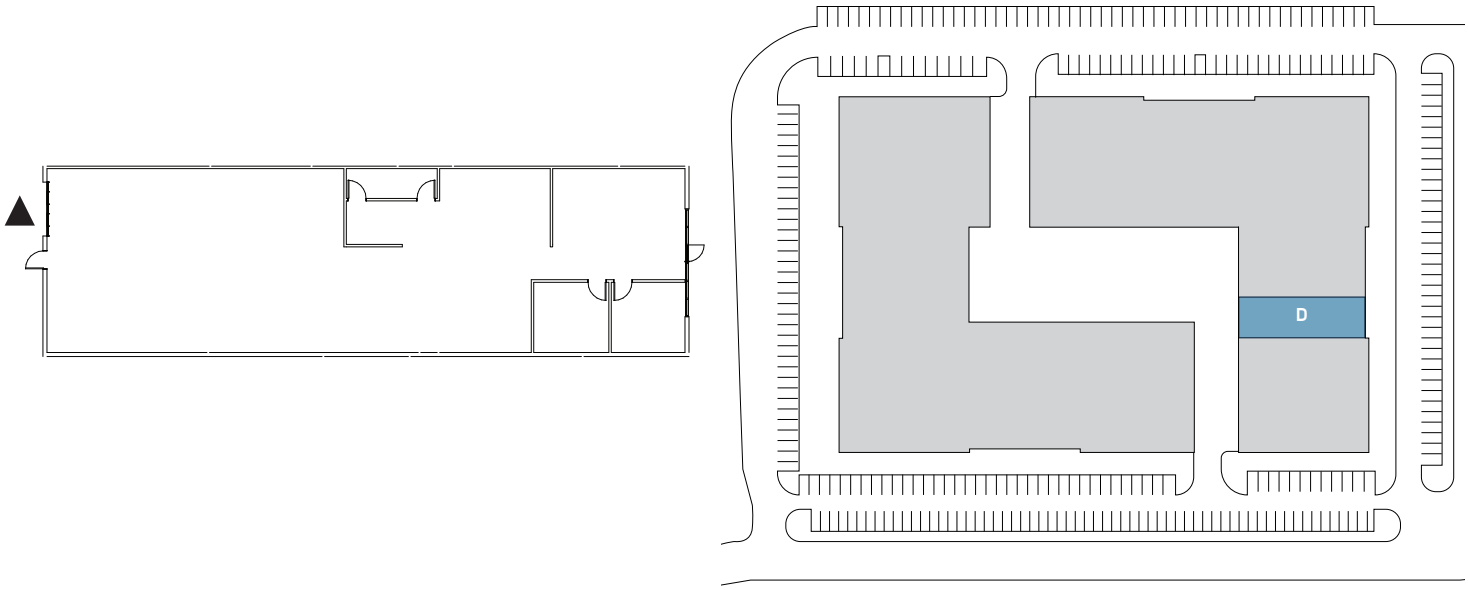
Hampden Business Center

3535 UNIT D | 3,382 SF





▲ = Drive In

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