Hampden Business Center

3535-3545 S. PLATTE RIVER DRIVE, SHERIDAN, CO 80110



INDUSTRIAL/FLEX SPACE › FOR LEASE

- Various unit layouts
- 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
Space Available:	3,382 - 7,170 SF
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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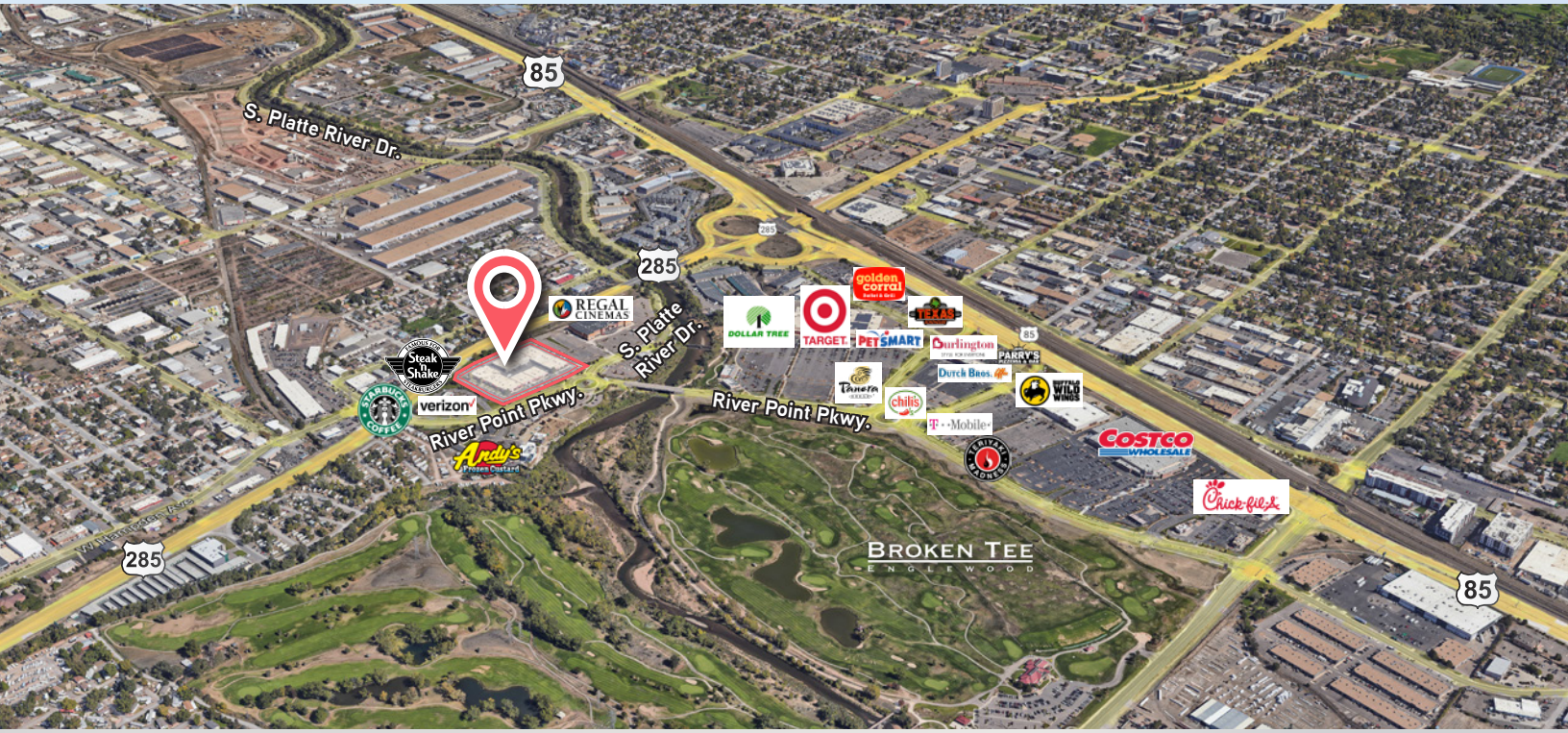
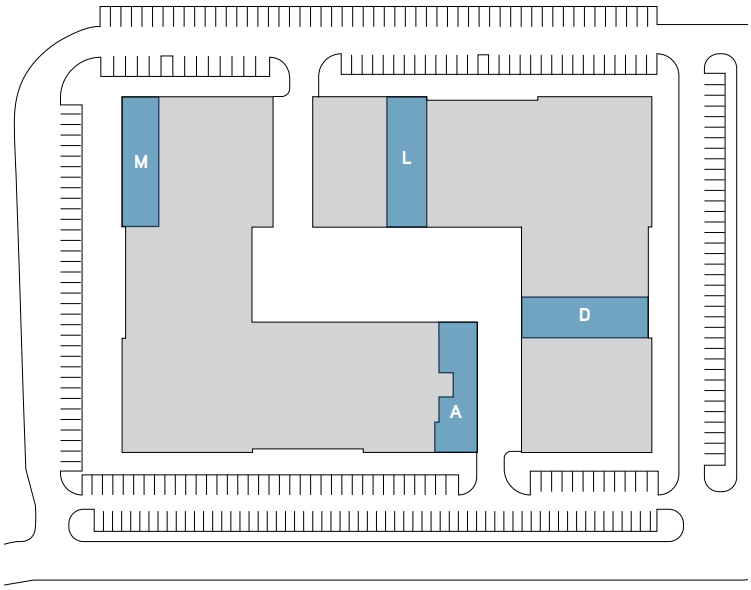


CURRENT AVAILABILITY

BLDG.	SUITE	SIZE	LOADING	AVAILABLE
3535	D	3,382 SF	1 Drive-In	Immediately
3535	L	3,630 SF	Half Dock	Immediately
3545	A	3,440 SF	1 Drive-In	Immediately
3545	M	7,170 SF	1 Drive-In	Immediately



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