



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# OFFICE WAREHOUSE W/ YARD FOR SALE OR FOR LEASE

**2525 S Raritan St.  
Englewood, CO 80110**



## PROPERTY FEATURES:

<b>Available SF:</b>	22,000
<b>Office SF:</b>	1,500 +/-
<b>Site Size:</b>	1.76 AC
<b>Clear Height:</b>	12' - 16' +/-
<b>Loading:</b>	1 DH & 1 GL
<b>Electrical:</b>	1200 A / 280 V (to be verified)
<b>Year Built:</b>	1980
<b>Zoning:</b>	I-1 Light Industrial
<b>Taxes:</b>	\$60,300 est. 2023
<b>Lease Rate:</b>	\$12.00/SF NNN
<b>Sale Price:</b>	\$3,675,000.00



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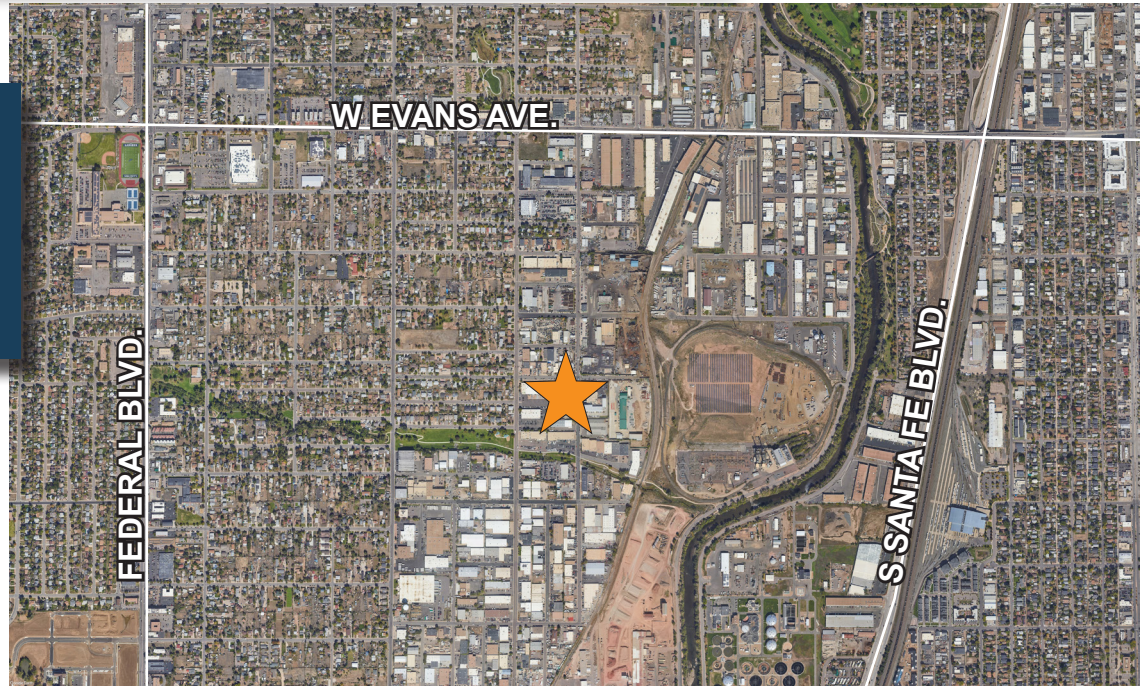
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## DRIVE TIMES

I-25	8 MINUTES
DOWNTOWN	15 MINUTES
DIA	45 MINUTES



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