

**3755 S LIPAN ST.
ENGLEWOOD, CO**

**METAL MANUFACTURING BLDG.
W/ YARD & CRANES
FOR SALE OR LEASE**

WINDERMERE ST.

LIPAN ST.

LEHIGH AVE.



VIEW DRONE VIDEO



PROPERTY FEATURES

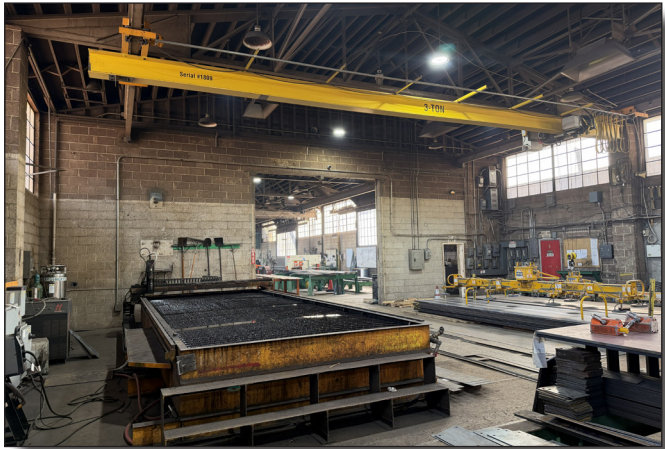
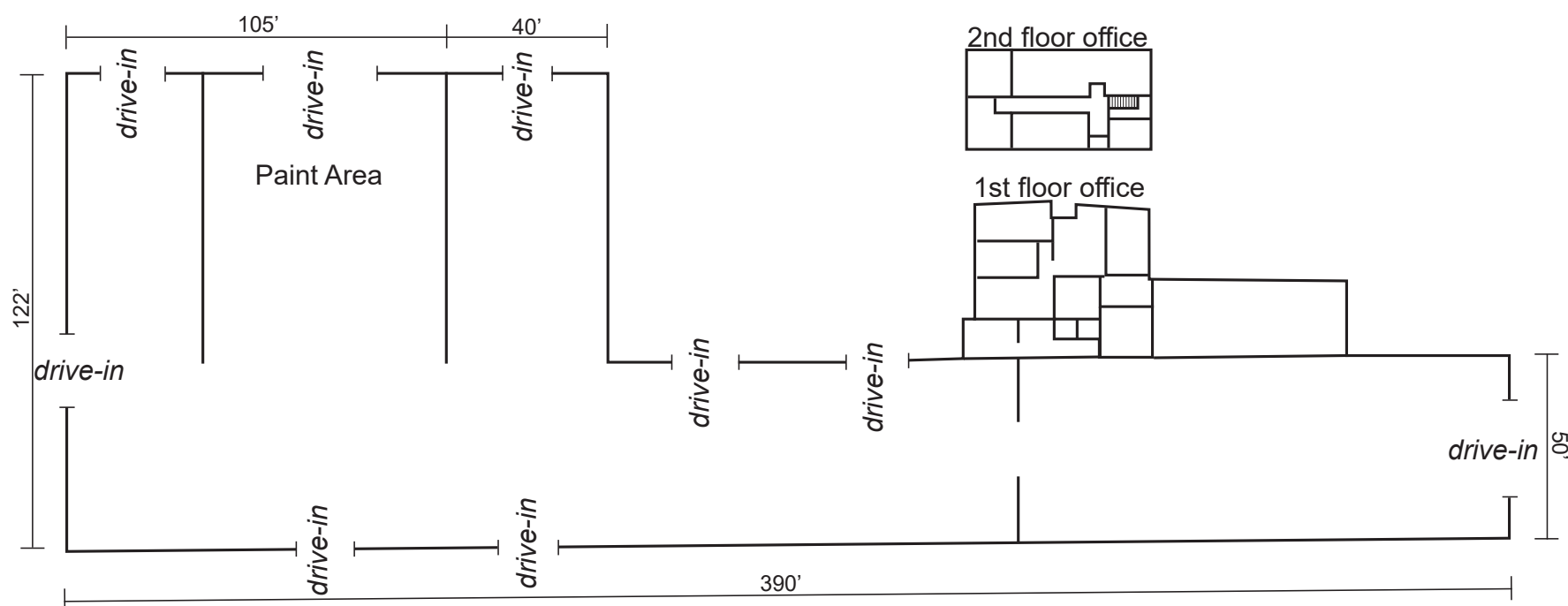
Gross Building Size:	34,652
Office Area:	3,000 SF
Land Size:	1.74 AC (full city block)
Zoning:	I-1 - Englewood
Bridge Crane:	(2) 3-ton, (3) 5-ton
Clearance:	16'-20'
Power:	800-amp 277/480v
Yard:	Fenced
Heat:	Radiant/gas
Loading:	(9) drive-in doors
City/County:	Englewood/Arapahoe
NNN:	\$2.87/SF
LEASE RATE:	\$10.75/SF
SALE PRICE:	\$4,750,000 OR \$137/SF

This 34,652 square foot manufacturing facility is located in the highly sought after southwest industrial market. This clear-span property sits on a 1.74 AC city block and has large oversized loading doors, heavy power, multiple bridge cranes, and a large fenced yard.



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BUILDING LAYOUT



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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