

2743 – 2745 S Shoshone St

Englewood, Colorado

AVAILABILITY:

2743..... 3,558SF (\$9.00/SF NNN*)

2745..... 5,745SF (\$9.00/SF NNN*)

2743 & 2745..... 9,303SF (\$8.00/SF NNN*)

*NNN's = \$3.37/SF, Based on CAM Reconciliations for year ending 12/31/19

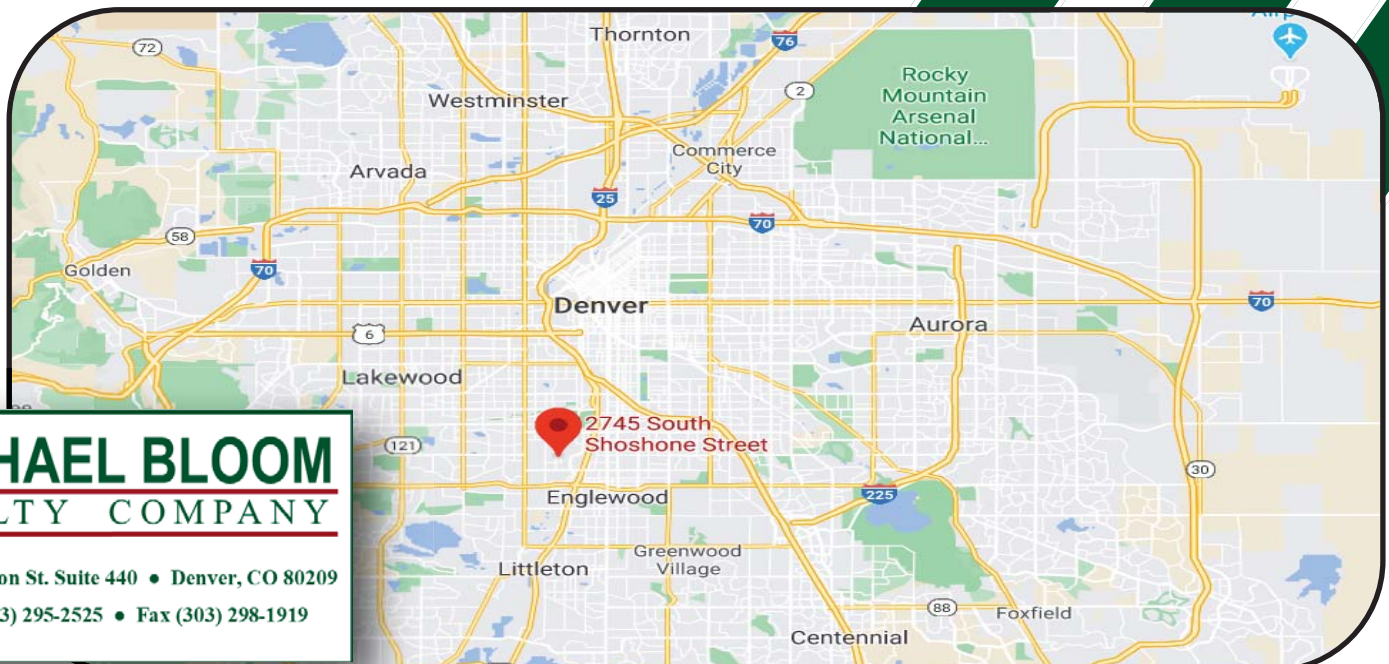


PROPERTY DESCRIPTION:

ATTRACTIVE BRICK FAÇADE WITH NEWLY RENOVATED OFFICES. FLEXIBLE LOADING OPTIONS (ONE 8'X10' DRIVE-IN, ONE 12'X10' INTERIOR DOCK, ONE 10'X10' DRIVE-IN), AND GREAT ACCESS TO S SANTA FE, I-25, 6TH AVENUE, AND DOWNTOWN DENVER.

IMPORTANT FEATURES:

- EXCELLENT LOCATION IN ENGLEWOOD
- DOCK HIGH & DRIVE-IN LOADING
- 12' CLEAR HEIGHT
- 3 PHASE ELECTRIC
- COMCAST INTERNET
- **PAINT BOOTH CURRENTLY INSTALLED**



MICHAEL BLOOM
REALTY COMPANY

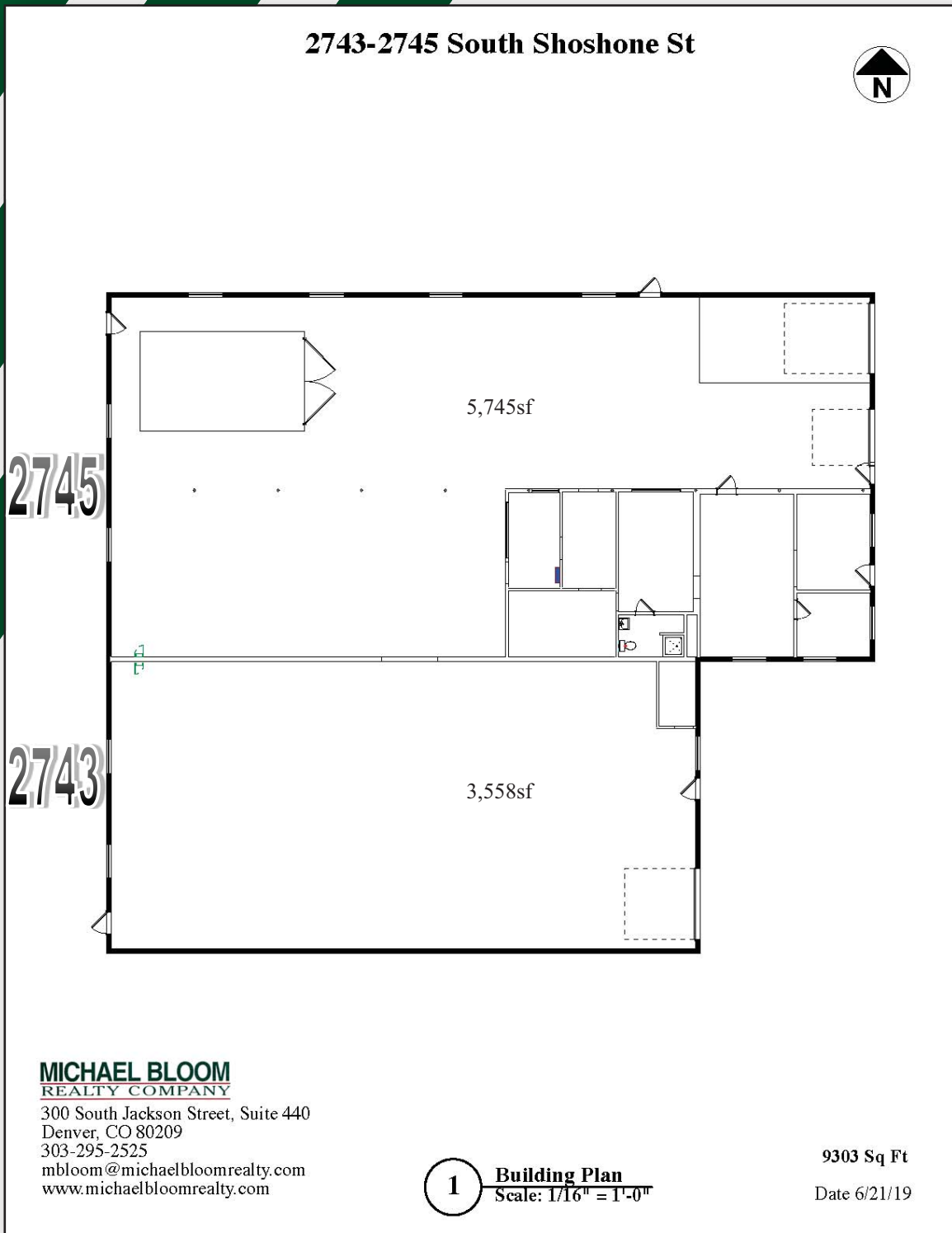
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SPACE AVAILABILITY

Available	Total SQ FT	Loading
2743	3,558	Drive In & Dock High
2745	5,745	Drive-In



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REALTY COMPANY

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1 Building Plan
Scale: 1/16" = 1'-0"

9303 Sq Ft

Date 6/21/19

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Englewood, Colorado

