



DEAN CALLAN
& COMPANY INC

BRIT BANKS
Senior Broker Associate
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Broker Associate
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

INDUSTRIAL SHOP FOR LEASE

**2884 SOUTH ELATI STREET, UNIT B
ENGLEWOOD, COLORADO 80110**

Introducing an industrial gem in Englewood, CO, located at 2884 S. Elati Street. This versatile industrial shop offers a 16-foot clear height, making it suitable for various business needs. Inside, you'll find one private office, a convenient storage room, and a private restroom equipped with a shower. The space also includes a valuable 3,600 square foot fenced yard, providing ample outdoor storage or work space options. With its flexible layout and essential features, this property presents an excellent opportunity for businesses seeking an industrial hub in a prime location.

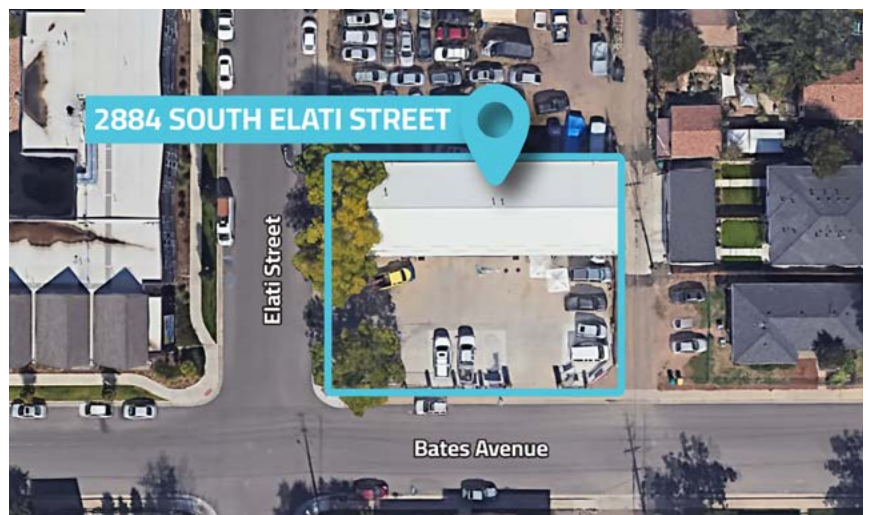
[Call us for more information and to set up a tour.](#)

TERMS

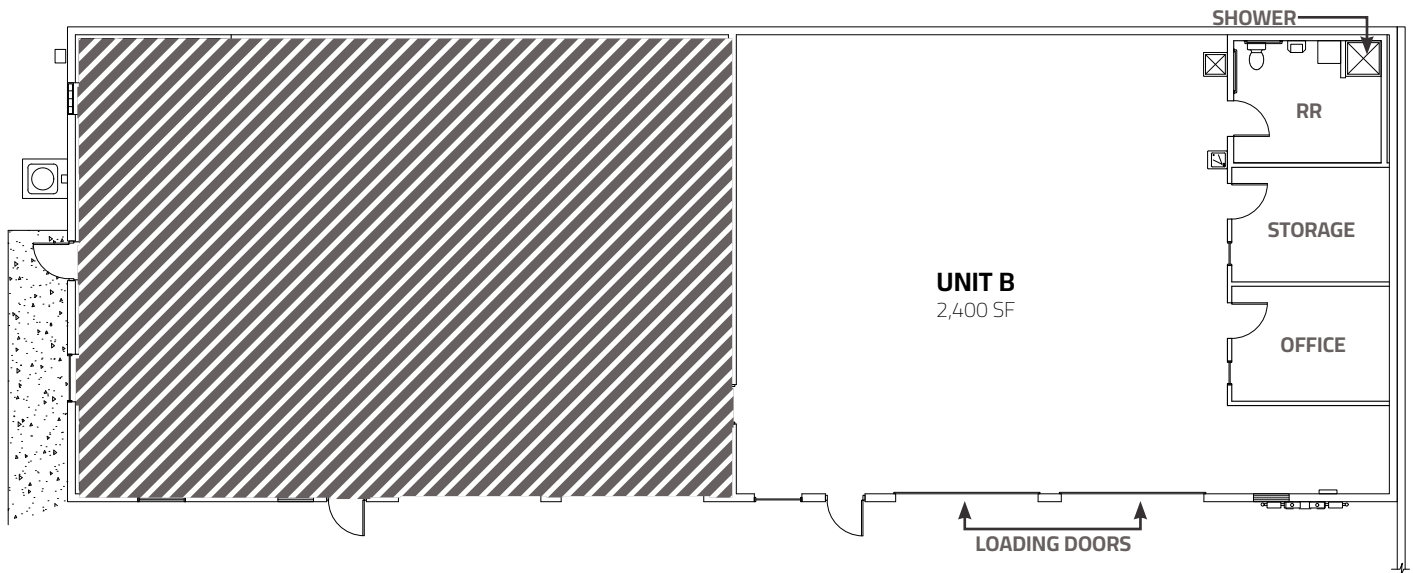
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|---------------|--|
| Unit B: | 2,400 SF |
| Lease Rate: | \$12.00 / SF / NNN Exp: \$9.60 / SF (Est. 2023) \$4,320/MO Gross |
| Year Built: | 1992 |
| Fenced Yard: | 3,600 SF |
| Clear Height: | 16' |
| Power: | 200 Amps / 3-Phase |

PROPERTY FEATURES

- Versatile 16-foot clear height industrial shop in Englewood, CO
- Includes one private office
- Features a storage room for organization and convenience
- Equipped with a private restroom containing a shower
- Boasts a valuable 3,600 square foot fenced yard for outdoor use
- Located in a prime location with accessibility to key amenities



FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.




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