



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

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INDUSTRIAL WAREHOUSE SPACE FOR LEASE

1675 WEST YALE AVENUE
ENGLEWOOD, COLORADO 80110

Discover prime industrial warehouse space for lease at 1675 West Yale Avenue, Englewood, CO 80110. This versatile open shop features a 10x8 drive-in loading door, 8'4" ceiling height, and 400 amps of 3-phase power, ideal for a range of business needs. With two dedicated parking spaces, street parking, and proximity to Englewood City Center, River Point Shopping Center, and South Broadway's retail corridor, this location offers convenience and accessibility. Just minutes from the Englewood Light-Rail Station, it's perfectly positioned for seamless operations.

Call us for more information and to set up a tour.

TERMS

Unit E:

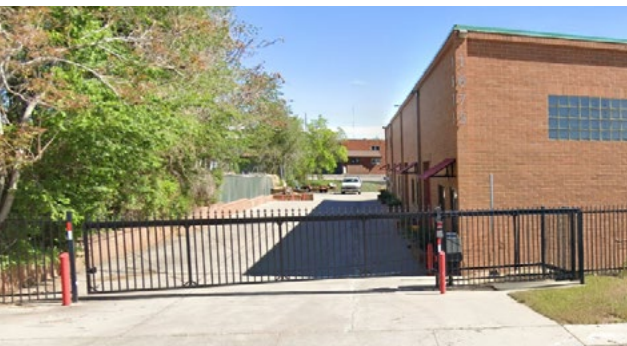
1,550 RSF

Lease Rate:

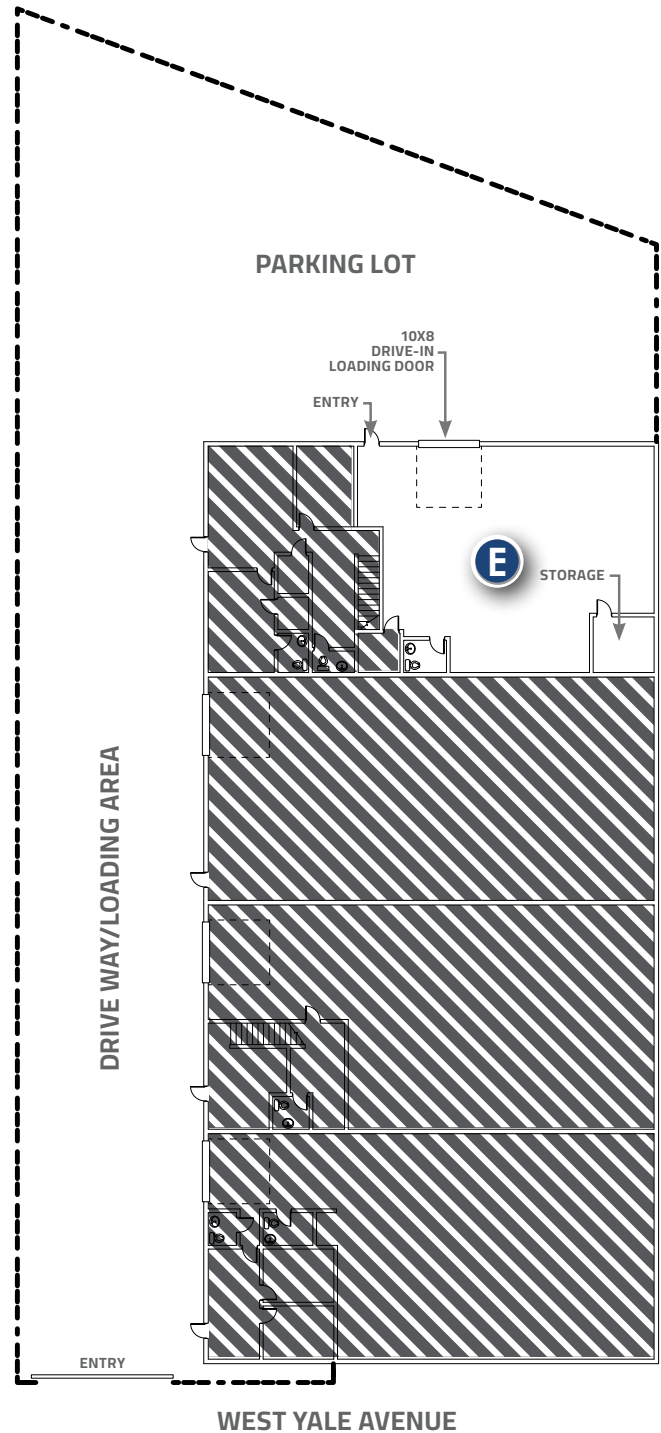
\$2,600/MO Gross

PROPERTY FEATURES

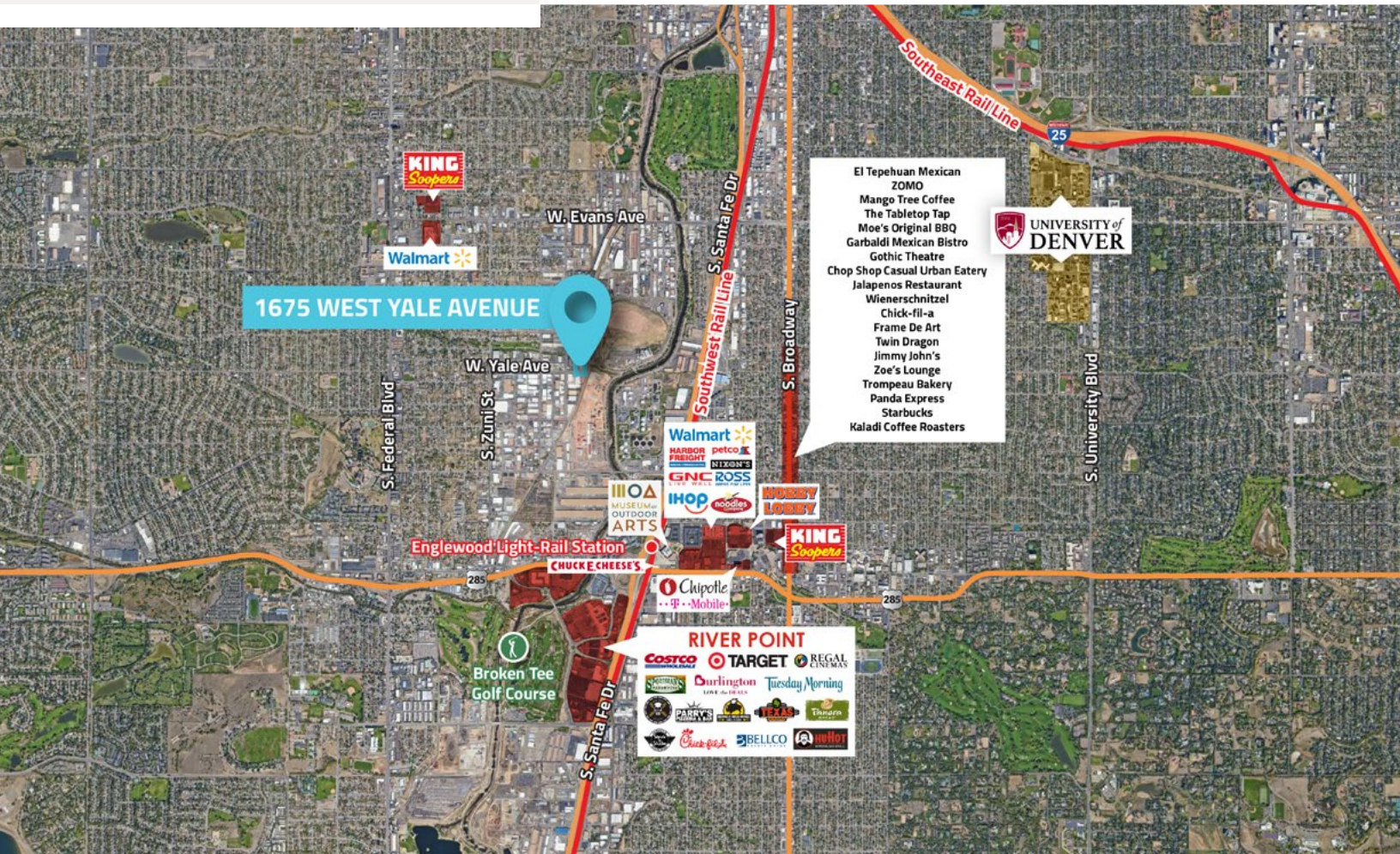
- Open shop space with one restroom
- Two parking spaces (Street parking available)
- 10X8 Drive-in loading door
- Ceiling Height - 8'4"
- Unit has 400amps of 3phase power
- Located within a short drive to an amenity rich Englewood City Center, River Point Shopping Center and South Broadway retail corridor.
- Quick access to Englewood Light-Rail Station



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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