

LEASE

3001 S TEJON STREET
3001 S Tejon St Englewood, CO 80110



PROPERTY DESCRIPTION

Conveniently located on the corner of Tejon & Cornell. This building offers a great flex use space featuring Warehouse space with a 10ft drive-in door, reception area, multiple offices, kitchen, conference room and additional space ready to accommodate a variety of requirements. Zoning allows for a variety of uses including industrial light service, light manufacturing, warehousing/storage, sale & distribution, retail sales, office or other uses. This property has also been updated with CAT-6 wiring and dual jack locations throughout. Great visibility, I-1 zoning and easy access to I-25, HWY 285, Federal Blvd. & Santa Fe.

PROPERTY HIGHLIGHTS

- Flexible Space conducive for a variety of uses
- Central Location - drive by traffic visibility
- Corner Lot
- I-1 Zoning
- On-site Parking & Street Parking

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	3,500 SF
Building Size:	3,500 SF

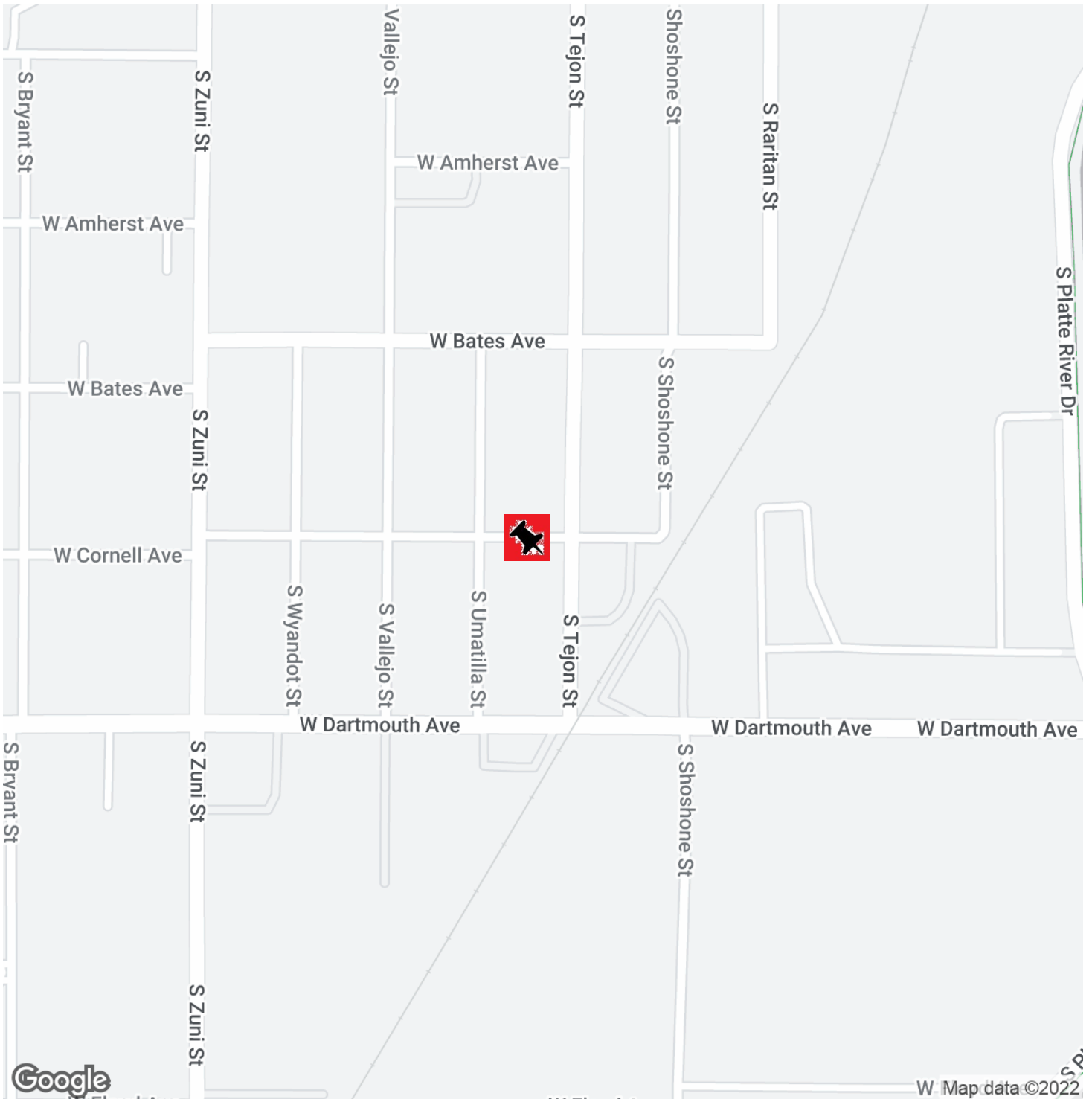
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	155	853	5,187
Total Population	508	2,505	14,197
Average HH Income	\$76,483	\$65,022	\$69,500

Paul Johnson
Building Owner/Property Manager
Cell: 303-917-2123

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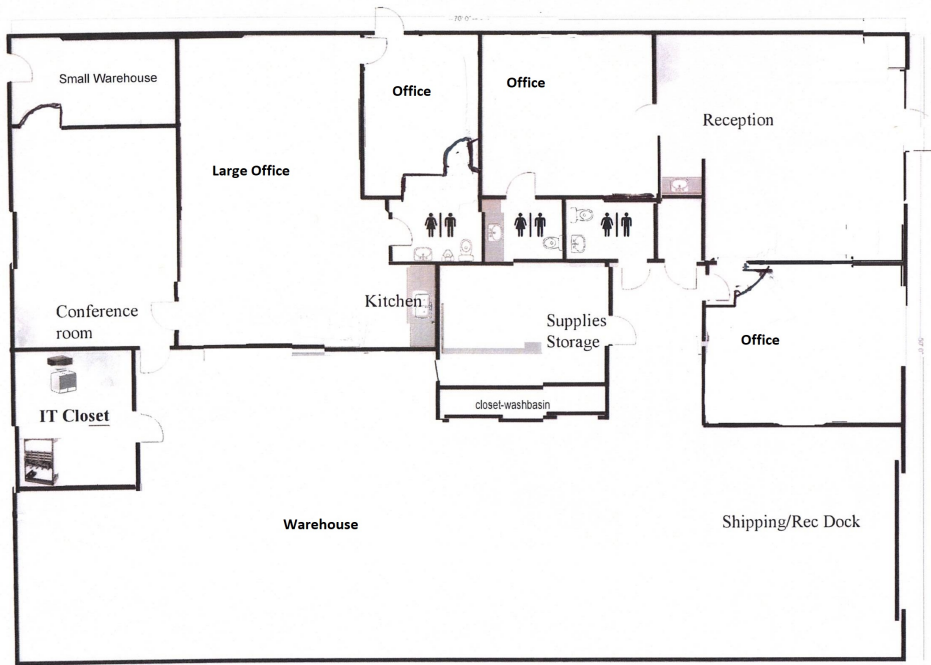


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