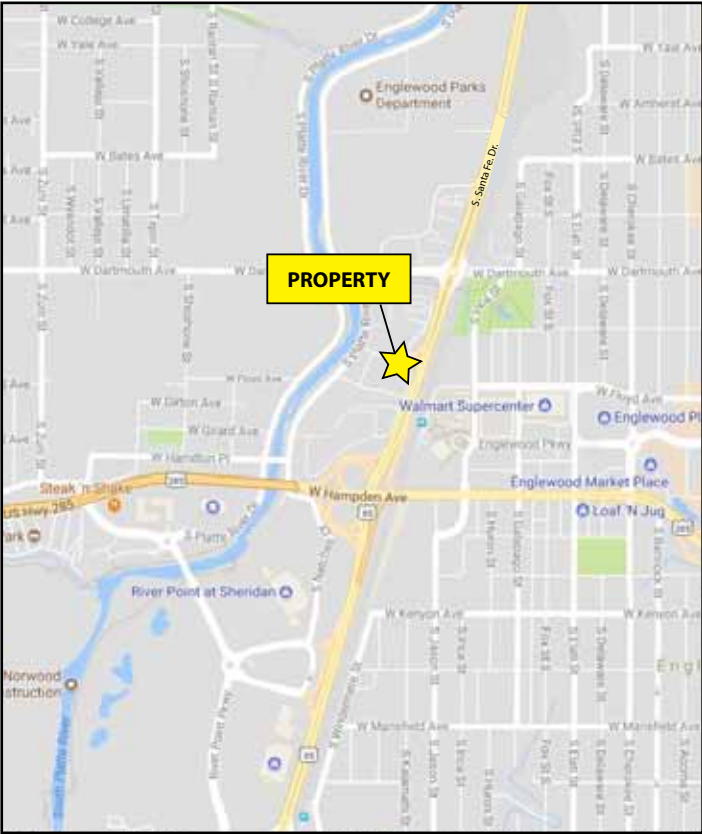




OFFICE INDUSTRIAL RETAIL INVESTMENTS



DEMOGRAPHICS (Source: CoStar)

	1 Mile	3 Mile	5 Mile
Population:	9,951	143,940	379,390
Households	4,686	58,479	160,160
Average HH Income	\$58,485	\$74,124	\$84,802
Median Age	35.90	34.80	36.20

Traffic: S. Santa Fe & Rob Roy Rd 70176 vpd

Although from sources deemed reliable, Fuller Real Estate does not warrant the enclosed information and suggests that all facts and figures be independently verified.



OFFICE INDUSTRIAL RETAIL INVESTMENTS



www.FullerRE.com

South Santa Fe Drive Office/Warehouse For Sale
3279 S. Santa Fe Drive, Englewood, Colorado



PROPERTY FEATURES

Building:	6,440± SF (3,220± office/3,220± warehouse)	FOR SALE:	\$2,400,000
Site Size:	1.059± Acres	Taxes:	\$11,237.91
Yard:	Approx 38,000± SF	Power:	208v / 400 amp 3-phase
Additional Warehouses:	1,383± SF 3,045± SF	Ceiling Height:	14' Clear
Zoning	I-1	City/County:	Englewood/Arapahoe
Loading:	1 Drive-In Door, 1 Dock-Hi Door	TOTAL:	Office Space - 3,220± SF 3 Warehouses - 7,647± SF

Fuller Real Estate, LLC
5300 DTC Pkwy, Suite 100,
Greenwood Village, CO 80111
(303) 534-4822

Tristan Sedbrook
(720) 287-5417 direct
(720) 421-4971 mobile
TSedbrook@FullerRE.com



©2017 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.

SITE PLANS

