

\$1,785,000

FOR LEASE

3065: 5,992SF (\$8.00/SF NNN)

3067: 5,512SF (\$8.00/SF NNN)

3065 & 3067: ... 11,504SF (\$7.50/SF NNN)

NNN = \$2.72/SF, based on CAM Reconciliations for year ending 12/31/19

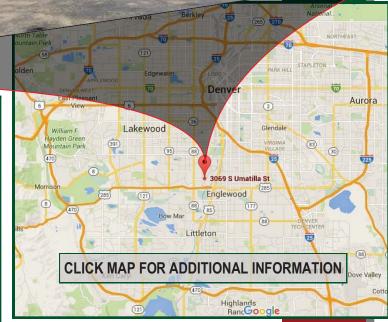


Great vacant building located in Englewood, just west of Santa Fe Boulevard via Dartmouth. This 11,504SF* versatile building is available for the future owner to occupy. This immaculate multi-tenant industrial property boasts a wide array of features, such as:

2 Units:

- 3065 S Umatilla:
 - 2 Oversized Drive-Ins (12'x12')
 - Three Phase 240v Power
- 3067 S Umatilla:
 - 10'x10' Dock High & 10' x 10' Drive-In
 - Three Phase 240v Power
 - HVAC in the office area
- Swamp Coolers in Warehouse
- Year of Construction: 1984
- Concrete Split-faced Block
- New Roof December 2015
- City of Englewood Industrial I-1 Zoning

*11,504SF according to Arapahoe County (Parcel #031009898) -10,138SF on First Floor (surveyed) and 1,366SF on Second Floor.



MICHAEL BLOOM

REALTY COMPANY

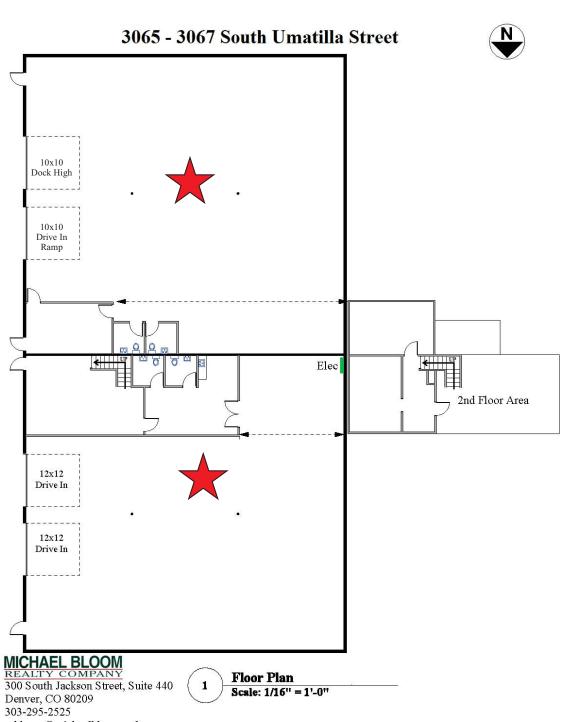
300 S. Jackson St. Suite 440 Denver, CO 80209 Main (303) 295-2525 Fax (303) 298-1919

www.MichaelBloomRealty.com

3065-3067 South Umatilla Street **Englewood, Colorado**



Available	Total SQ FT	Office SQ FT	Loading	Power
3065 S Umatilla	5,992	1,350	2 - 12'X12' Drive-In	Three Phase
3067 S Umatilla	5,512	300	10'x10' Dock High 10'x10' Drive-In	Three Phase



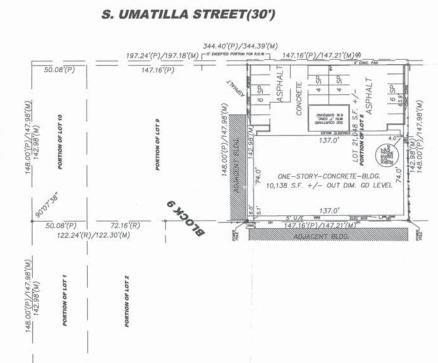
mbloom@michaelbloomrealty.com www.michaelbloomrealty.com



ALTA/ACSM SURVEY

THE 6TH P.M. W, OF PARCEL LOCATED IN THE SW 1/4, SECTION 33, T.4S, R.68 COUNTY OF ARAPAHOE, STATE OF COLORADO

W. CORNELL AVENUE (60')



S. VALLEJO STREET(30')

Title Exceptions, Schedule B-Section 2

1–3 Are not survey matters. 4– Survey shown above. 5–10 Are not survey matters.

☐ FOUND BRASS TAG PLS#9010 - OVERHEAD WIRES

FOUND PIN/ 2" ALUM. CAP PLS#9471 SET PIN/CAP PLS#16116 | FO FOUND PIN/YELLOW CAP PLS#9471

Legend

W. DARTMOUTH AVE.

WATER VALVE

À

(L) LEGAL

MEASURED PLATTED

●■○ÊÊ◀+ĕ

FOUND PIN/ YELLOW CAP PLS#3010
FOUND CROSS 0.75" O.S. GJ SEWER LID
GAS METER

NOT TO SCALE

SITE

TEJON STREET

S. ZUNI STREET

This survey is made for the benefit of. Fuller and Company, its successors and assigns, First American Title Insurance Company and Security Title Guaranty of the Insurance Land Surveyor in the State of Colorado, do hereby certify to the adversarial parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of and (the "Premises") described as follows:

Lot 8, Except the East 5 feet thereof, Block 9, Vista Heights Second Filing, County of Angebries, State of Colorado. State of Colorado.

1. The survey reflected by this map or plot was actually made upon the graund, and this map or plot and the survey or which it is based were mode at least in accordance with the minimum standards astabilished by the State of Colorado for surveyors and is na accordance with the Winimum Standards and adopted by ALTA ACSM Land THE Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1—4. 7(a), (b)1, c = 1.0; 1(b), and 14, or Table A thereof. Parsoant to the Accuracy Standards as adopted by ALTA and NSPS and includes items the date of this certification, undersigned further crafillish that in my professional opinion as a land surveyor registered in the State of Colorado, the maximum Relative Positional Accuracy does not exceed that which is specified therein.

The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.

All utilities serving the Premises enter through adopting public streets and/or easements or resords and events and event or sistle assemble to record; that except as shown there are no visible assemble in sold title commitment, or easements and restrictions referenced in said title commitment, or easements which the undersigned not as the same or has been plotted hereon or otherwise noted as to their effect, on the subject property, and or on currentments or other wise or other wind provements sold or encodorments or other or on otherwise or other or otherwise by puriding, structures or other improvements situated

on adjoining premises, except as showin; an area having a Zone 6.5. Sold described property is located within an area having a Zone Designation X by the Secretary of Hausing and Undon Development, on Flood Insurance Rete Map No. 08005C0145s, with a date of identification of 08–16–1995, for Community Number 085074, in County of Arapanae, State of Calarado, which is the extrant Flood Insurance Rate Map for the community in which so all Premises is situated; a Flood Certificate is

6. The property has direct physical access to South Umatilia Street, a public street or highway.

7. The number of striped parking spaces located on the subject property is 20, and to the extent possible, are graphically shown hereon.

Heinz, PLS# 16116

Standard Notes:

I. . Notice: According to Colorado Low you must commence any legal action based upon any defect in this survey within three years after you frietd in this survey within three years after you frietd in this survey be commenced more than ten years from the date of the eartification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or occessory commits of class five (2) Misdementor pursuant to the State Statue 18–4–506, C.R.S.

3. A search for easements of record was not made as a part of this

Indexing Statement:

Deposited this Day of 2006 At M. In Book of the County Surveyors i Survey/Right of Way Surveys at Page(s) Reception Number

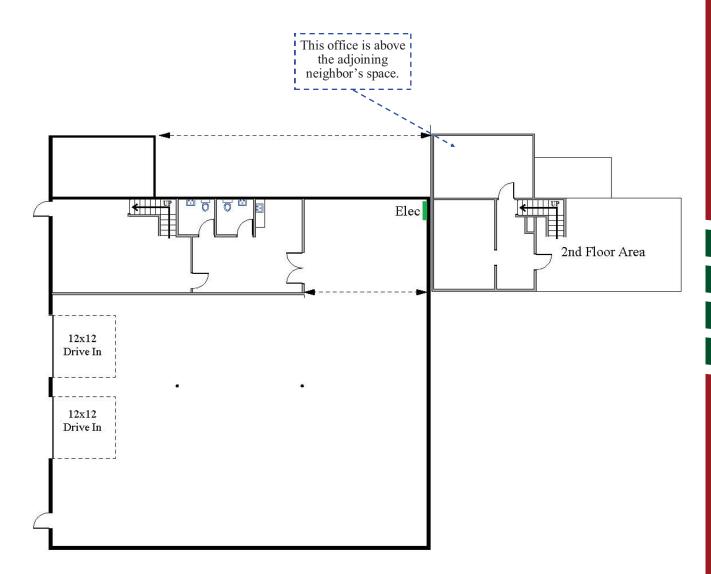
AAA SURVEYING SERVICES, LLC. PROPESSIONAL LAND SURVEYOR'S

P.O. BOX 2055, ARVADA, OO. BOOOT PHONE (303) 519-7015 FAX (303) 940-4927

Drawn JP Check RH Date: 10/6/06 JOB#05-0912 Scale 1"=40"

3065 South Umatilla Street





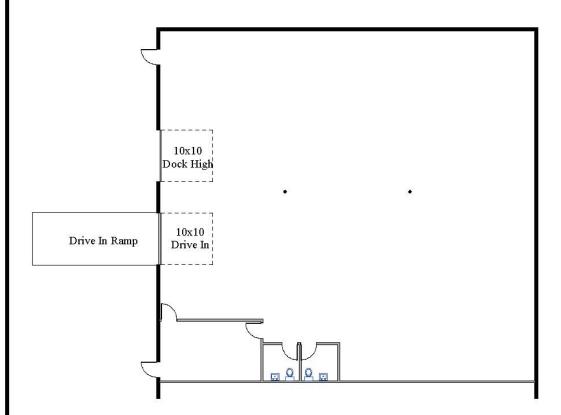
MICHAEL BLOOM REALTY COMPANY

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300 South Jackson Street, Suite 440
Denver, CO 80209
303-295-2525
mbloom@michaelbloomrealty.com
www.michaelbloomrealty.com

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

3067 South Umatilla Street





MICHAEL BLOOM REALTY COMPANY

3615 Blake Street Denver, CO 80205 303-295-2525 mbloom@michaelbloomrealty.com

1

Floor Plan

Scale: 1/16" = 1'-0" 5,752 sf