

FOR SALE
11,504SF TWO UNIT BUILDING

\$1,785,000

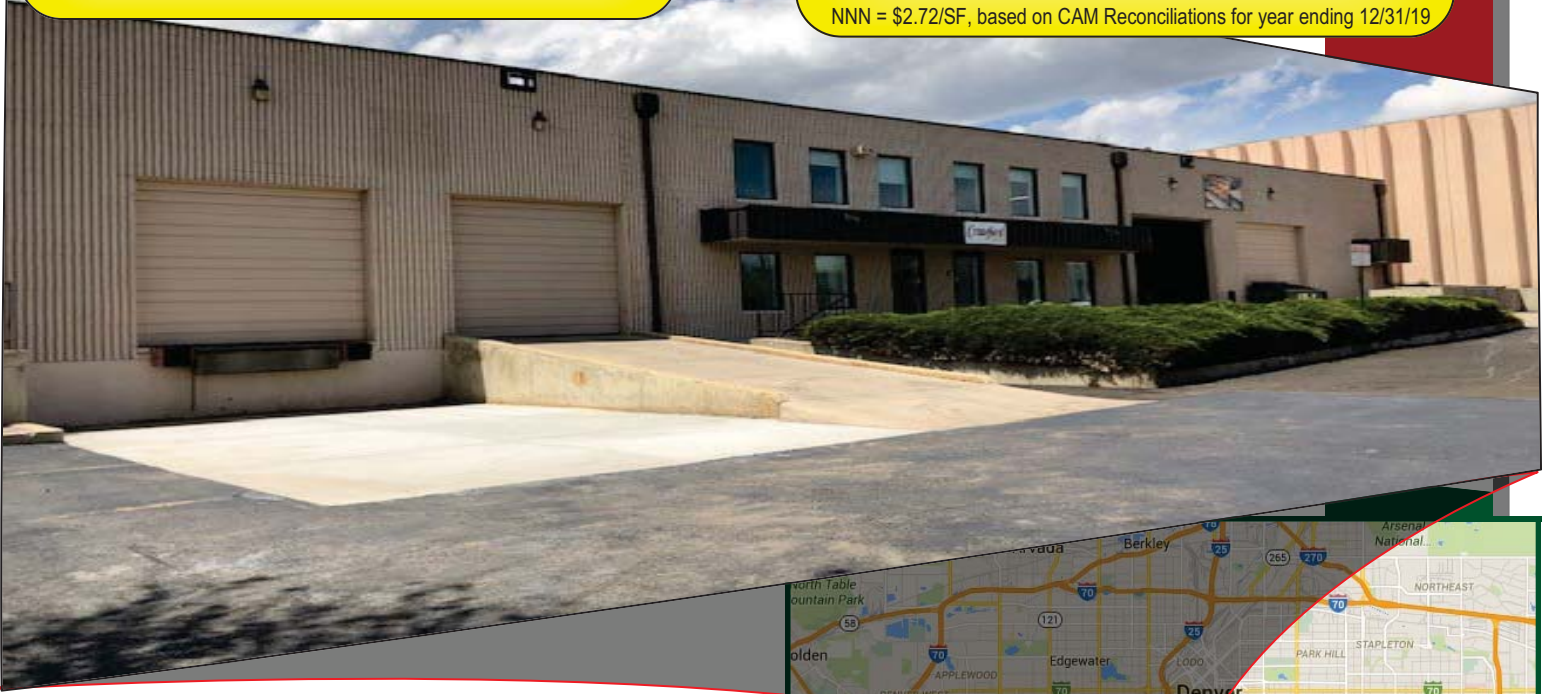
FOR LEASE

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

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

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

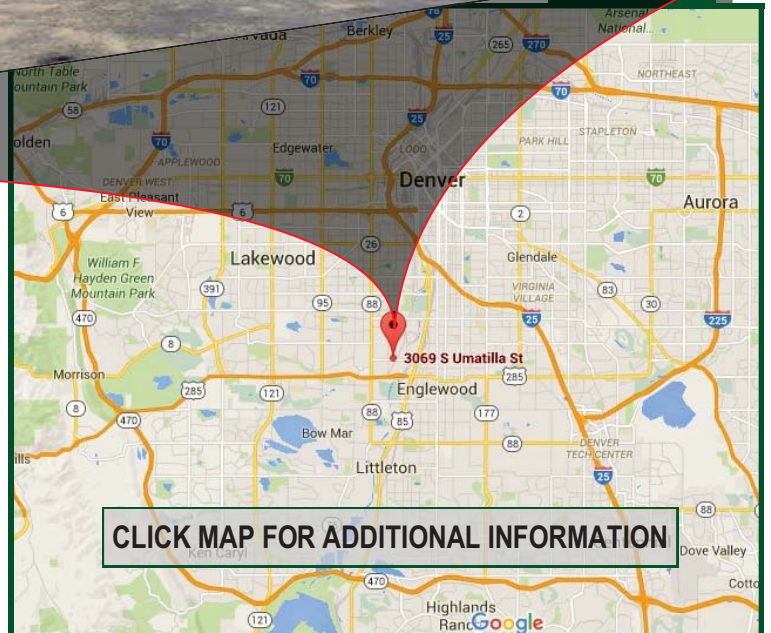
NNN = \$2.72/SF, based on CAM Reconciliations for year ending 12/31/19



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.



CLICK MAP FOR ADDITIONAL INFORMATION

MICHAEL BLOOM
REALTY COMPANY

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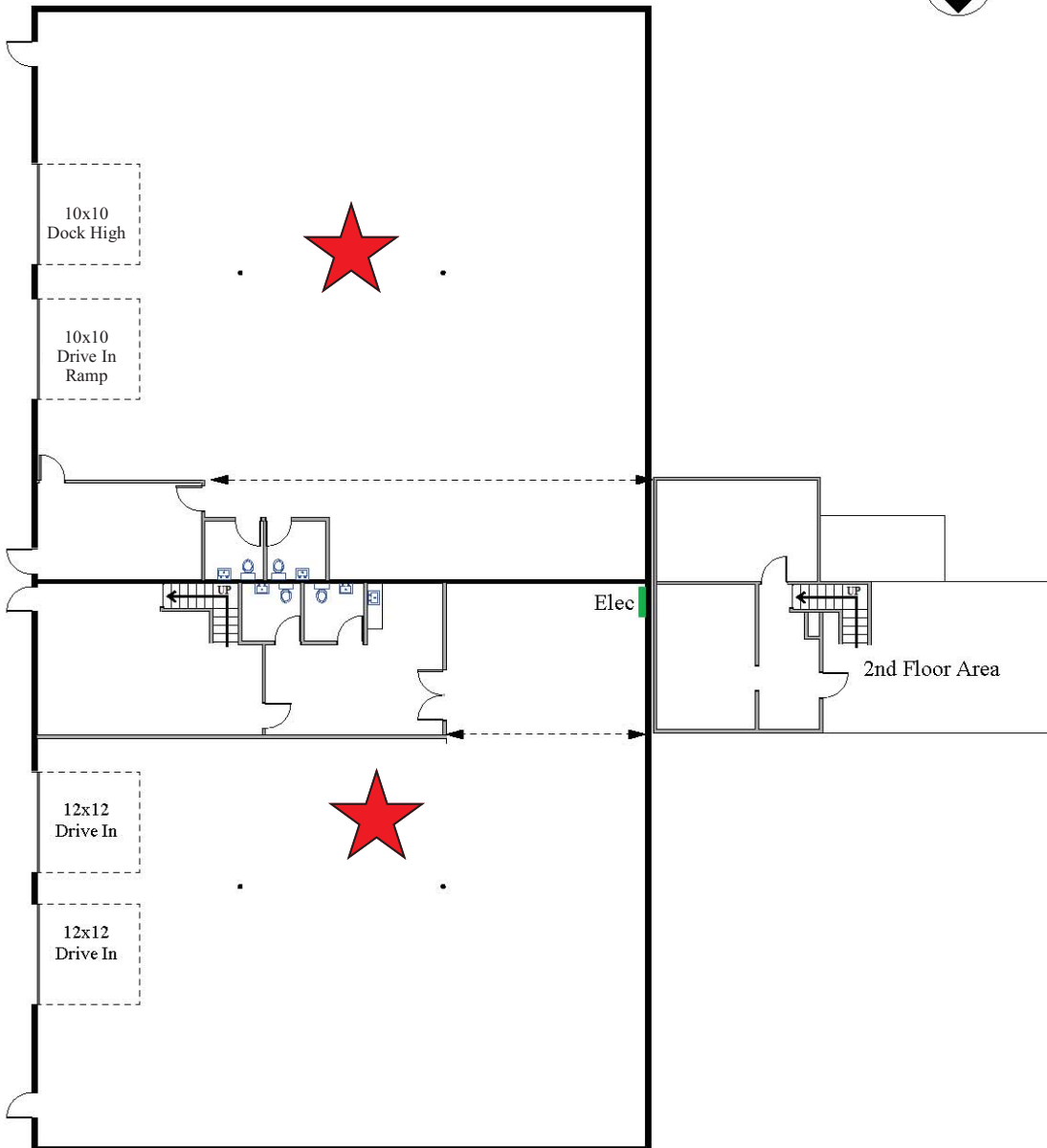
www.MichaelBloomRealty.com

3065-3067 South Umatilla Street Englewood, Colorado

M B R C

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

3065 - 3067 South Umatilla Street



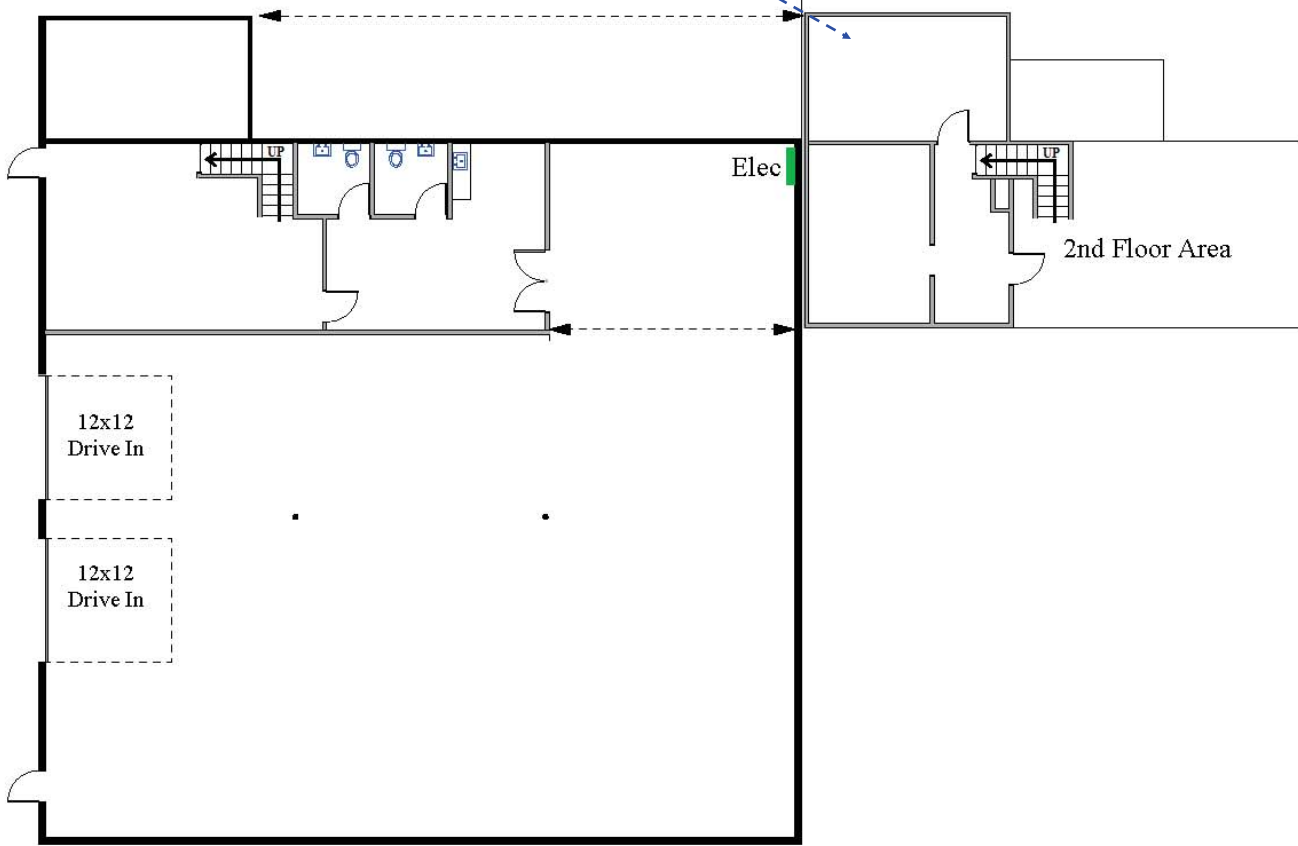
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1 Floor Plan
 Scale: 1/16" = 1'-0"

3065 South Umatilla Street



This office is above
the adjoining
neighbor's space.



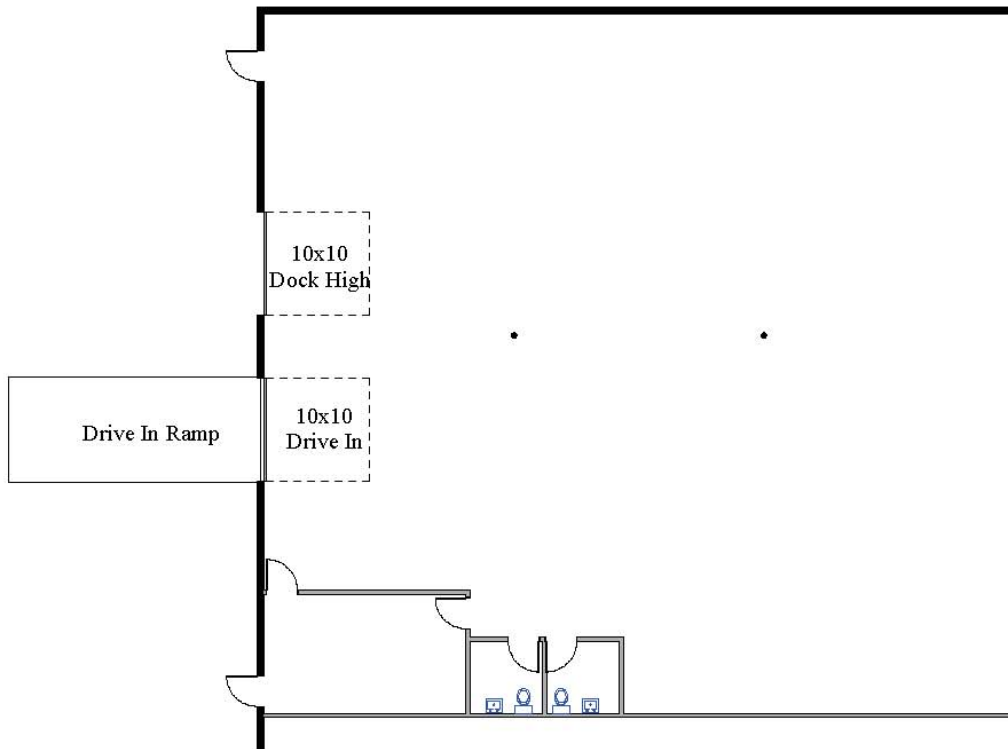
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1

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

3067 South Umatilla Street



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Floor Plan

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