

7730 S WHEELING COURT

ENGLEWOOD, COLORADO

INDUSTRIAL/FLEX FOR SALE



PROPERTY HIGHLIGHTS:

- Desirable South Metro Denver Location
- High Visibility - Located off Broncos Parkway Across the Street from the Bronco's Training Camp
- Excellent Signage Possibility
- 18' Clear Height with Drive-In Doors
- Close Proximity to E-470, I-225, I-25, Parker Road and Arapahoe Road
- \$300/SF for 5,000-10,000 SF climate-controlled shell with utilities brought to building
- Fully entitled 1 AC land site can be purchased for \$650,000

CITY: Englewood

COUNTY: Arapahoe

ZONING: BP

PARKING: 31 Spaces*

BUILDING SIZE: 5,000-10,000 SF

SITE SIZE: 1.0 AC

SALE PRICE: **\$300/SF**

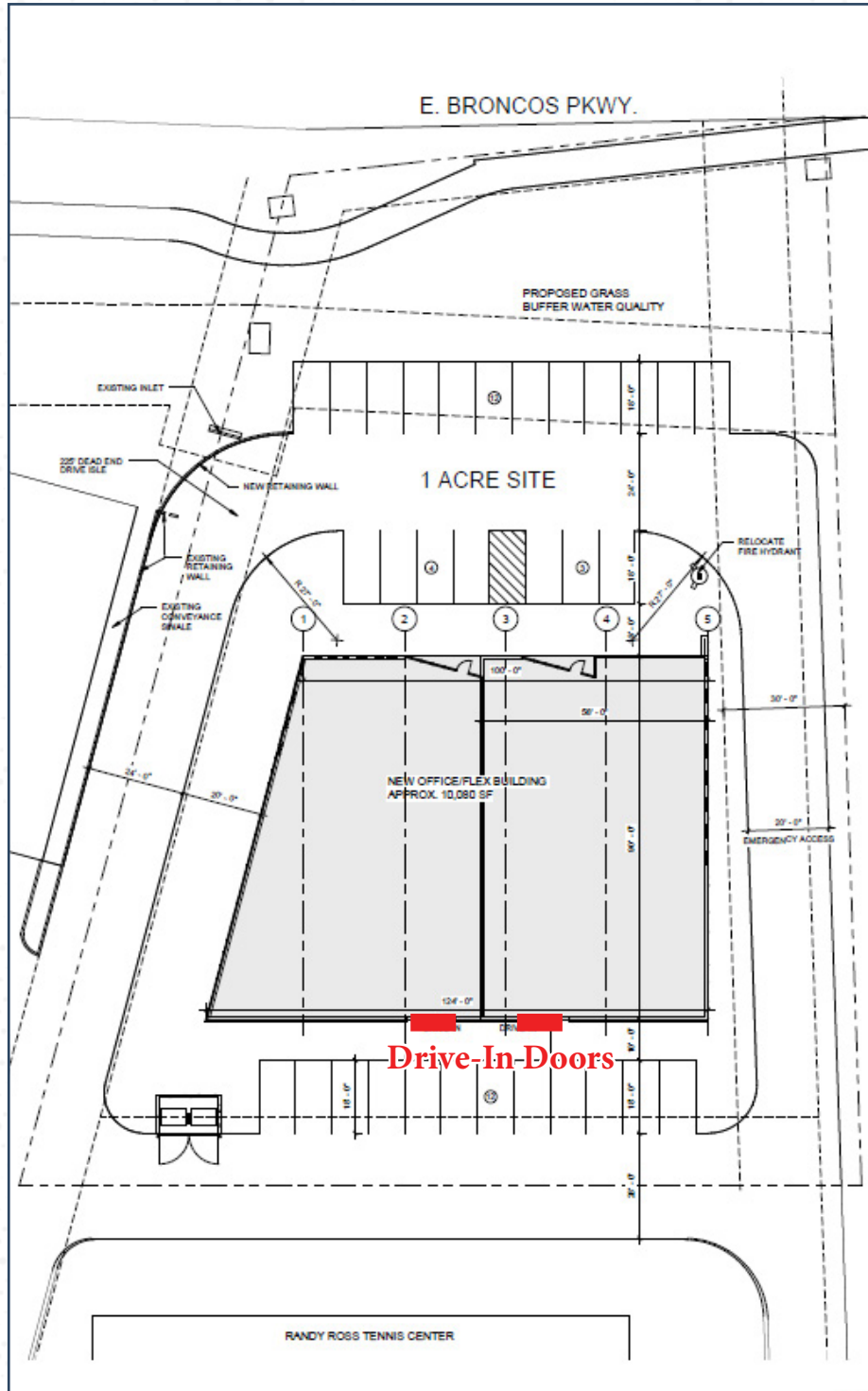
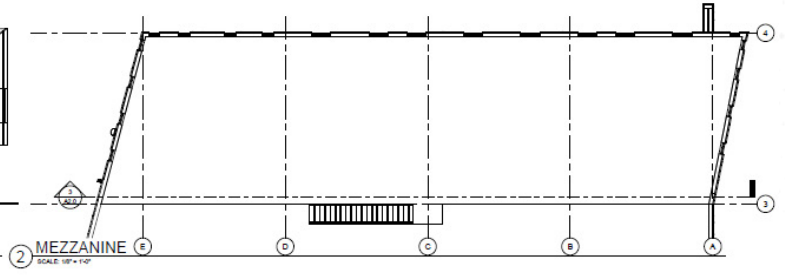
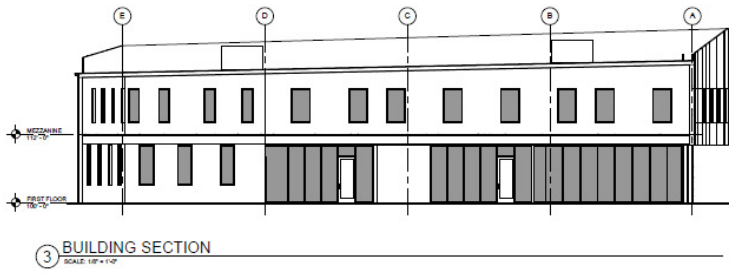
*Additional Shared Parking as Needed

SALE PRICE FOR: 5,000/SF \$1,500,000

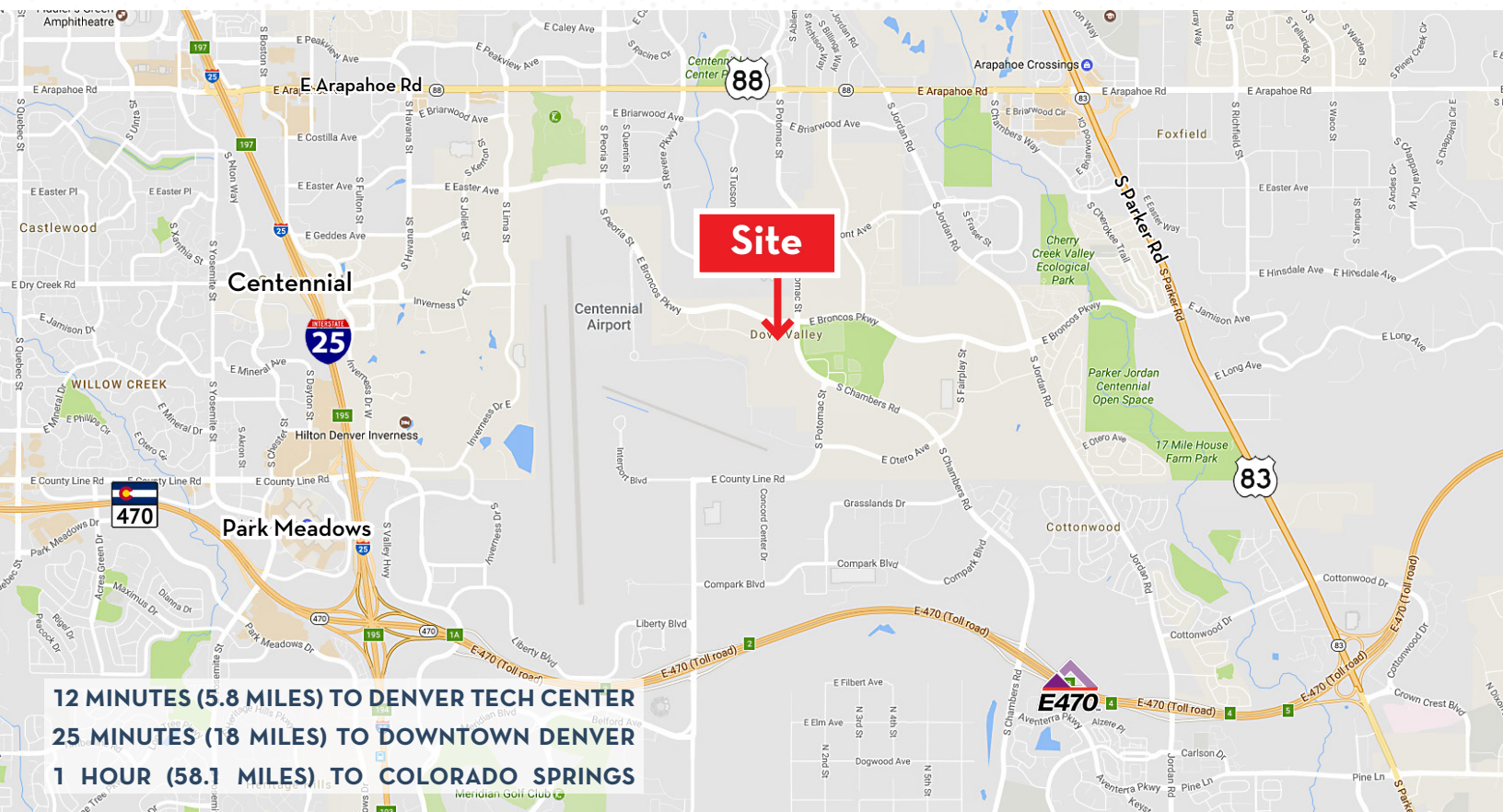
10,000/SF \$3,000,000

FULLY ENTITLED 1 AC LAND SITE CAN BE PURCHASED FOR \$650,000

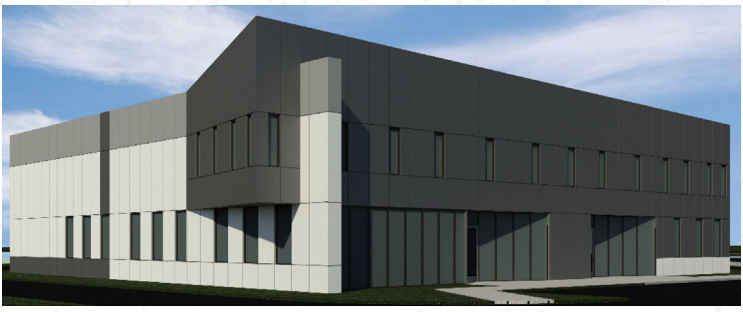
Industrial Build-To-Suite For Sale | 7730 S Wheeling Ct | Englewood, CO



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12 MINUTES (5.8 MILES) TO DENVER TECH CENTER
25 MINUTES (18 MILES) TO DOWNTOWN DENVER
1 HOUR (58.1 MILES) TO COLORADO SPRINGS



Demographics:

Population	1 Mile	3 Miles	5 Miles
2022 Population	3,635	59,202	217,635
2027 Projection	3,663	62,103	223,975
Growth 2022-2027	0.2%	1.0%	0.6%
Growth 2010-2022	1.5%	3.8%	1.9%
Median Age	36.6	37.2	38.9
Households			
2027 Projection	1,165	25,660	87,710
2022 Estimate	1,139	24,360	85,073
Household Size	2.1	2.3	2.5
Household Income			
2022 Average	\$88,965	\$119,525	\$138,931
2022 Median	\$55,530	\$95,660	\$113,373