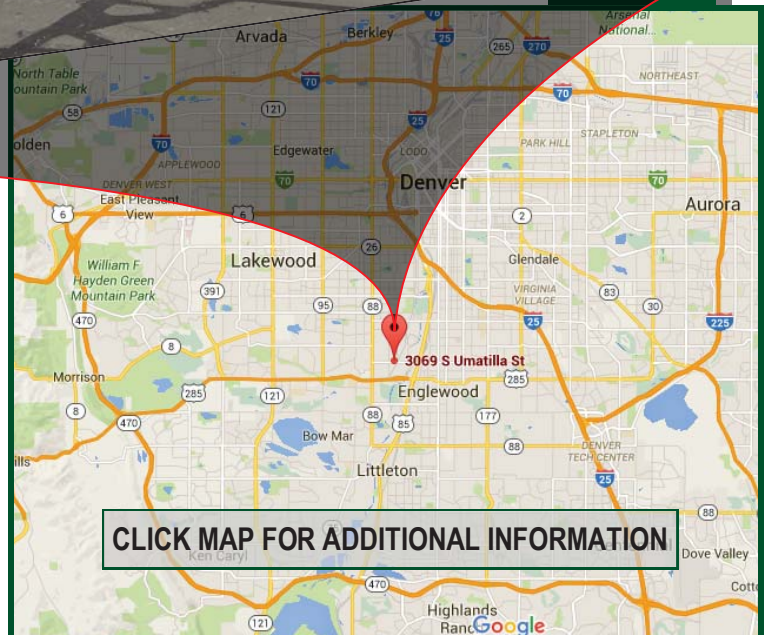


M B R C

3065-3067 S Umatilla St
Englewood, Colorado

FOR SALE
11,504SF TWO-TENANT BUILDING
WITH 5,992SF AVAILABLE FOR
OWNER OCCUPY!
\$1,500,000

FOR LEASE:
3065: 5,992SF (\$6.75/SF NNN)



Great two-tenant building located in Englewood, just west of Santa Fe Boulevard via Dartmouth. This 11,504SF* versatile building currently has one good credit tenant and 5,992SF available for the future owner to occupy. The current lease expires June of 2019. This immaculate multi-tenant industrial property boasts a wide array of features, such as:

- **2 Units:**
 - 3065 S Umatilla: (VACANT)
 - 2 Oversized Drive-Ins (12'x12')
 - Three Phase 208v Power
 - 3067 S Umatilla: (Leased thru 06/30/2019)
 - 12'x12' Dock High & 12' x 12' Drive-In
 - 200a of 208v
 - 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

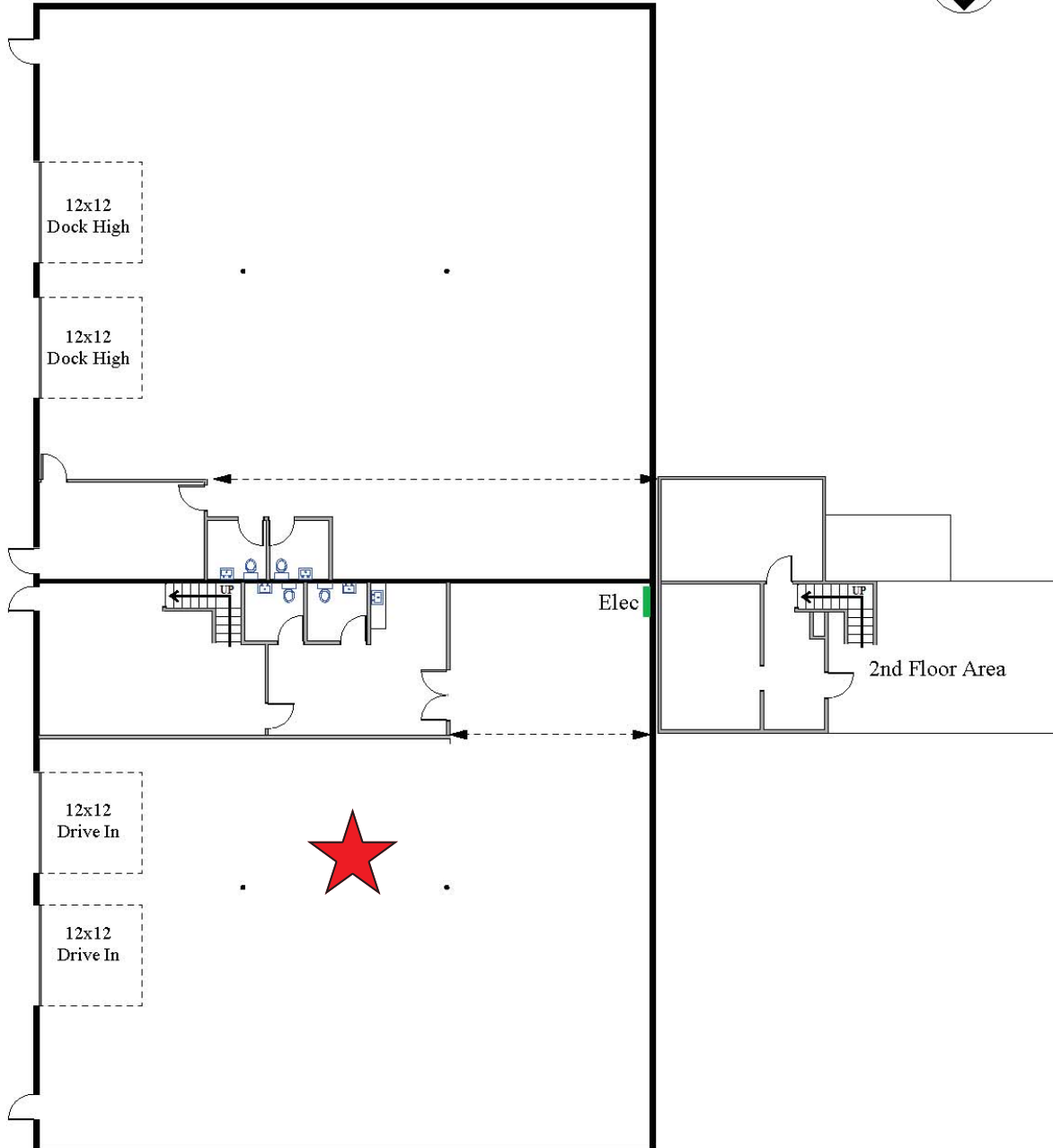
www.MichaelBloomRealty.com

3065-3067 South Umatilla Street Englewood, Colorado

M B R C

Available	Total SQ FT	Office SQ FT	Loading	Power
3065 S Umatilla	5,992	+/- 1,366	2 12'X12' Drive-In	Three Phase

3065 - 3067 South Umatilla Street



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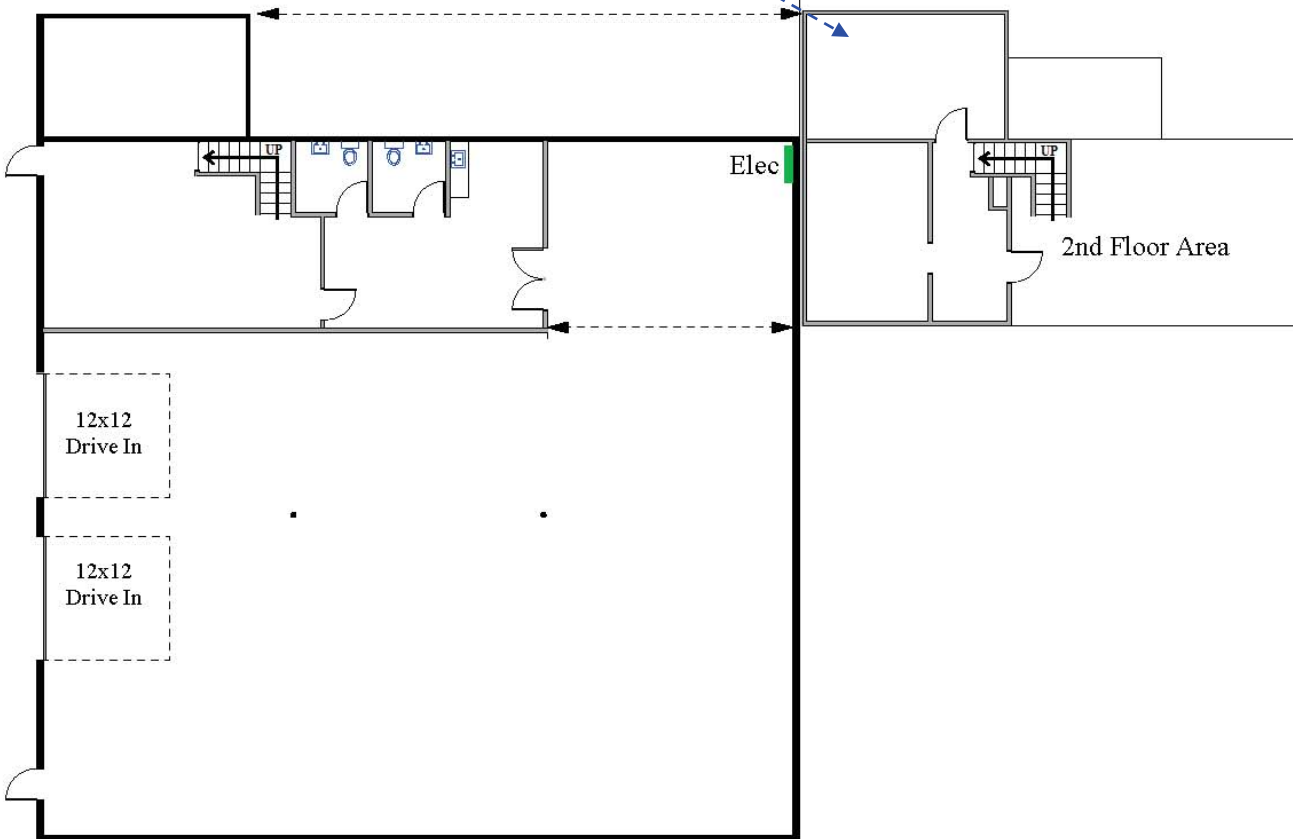
1

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

3065 - 3067 South Umatilla Street



This office is above
the adjoining
neighbor's space.



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