

3830 S. WINDERMERE ST.
ENGLEWOOD, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

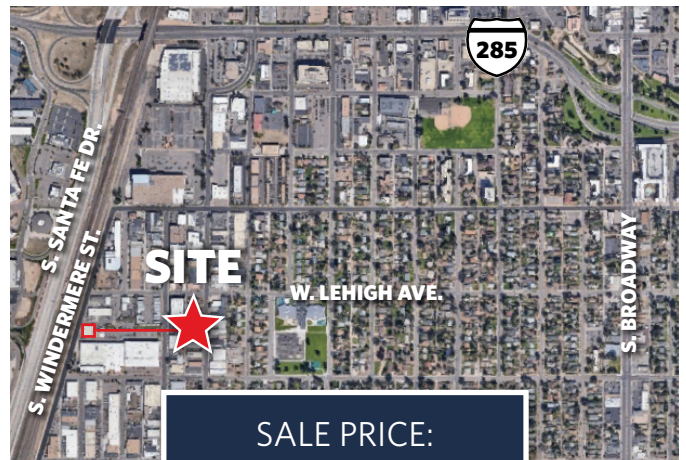


FREESTANDING 7,200 SF INDUSTRIAL BUILDING IN THE SOUTH CENTRAL MARKET

BUILDING SIZE: 7,200 SF

PROPERTY HIGHLIGHTS

- Central Building
- Fully Remodeled High End Office
- New Asphalt Parking Lot
- Freestanding Masonry Building
- Easy Access to the Santa Fe Corridor
- Easy Access to Hwy 285
- Located in an Enhanced Rural Enterprise Zone
- Opportunity Zone Qualified Location



SALE PRICE:
CONTACT BROKER

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

3830 S. WINDERMERE ST.

ENGLEWOOD, COLORADO

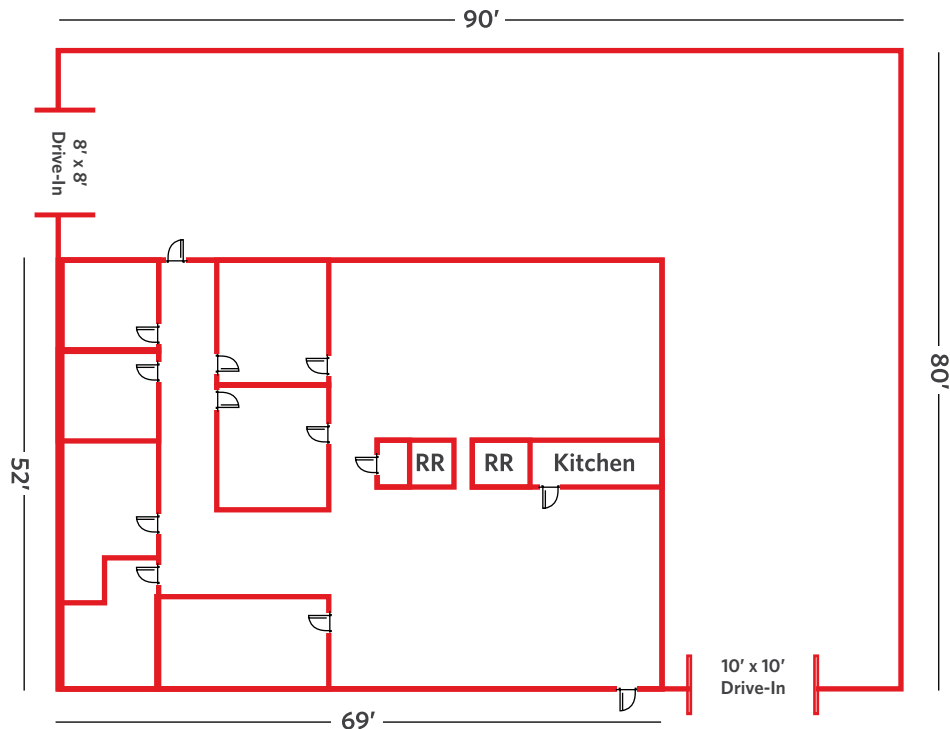
Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

PROPERTY DETAILS

- **Building size:** 7,200 SF
- **Site size:** 10,113.07 SF
- **Zoning:** I-1 (Industrial/Englewood)
- **City/County:** Englewood/Arapahoe
- **Property Tax:** \$21,410.93 (2023)
- **Loading:** 2 existing drive-in doors, cut out 3rd existing
- **Power:** 400amps / 240V (to be verified)
- **Clear:** 12.2'Ft
- **Heat:** Gas Forced
- **A/C:** Office and Training Room



FLOOR PLAN



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442
russell@grubercre.com

Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.