



## OVERVIEW

Hoff & Leigh is proud to present an immaculately maintained, free standing, industrial/flex building for sale and lease. This 13,150 sf building is a beautiful example of “pride of ownership” and offers options for multiple uses. The building can potentially be demised for a user as small as 4,900sf and as large as 13,150 sf. It offers floor to ceiling glass offices, kitchen area, multiple drive-in doors, and fenced storage. Do not miss your opportunity, schedule your private tour of the property now!

## PROPERTY HIGHLIGHTS

- NNN = \$1.90/ft
- 100% temperature controlled
- Multiple drive-in doors
- Excellent location
- Floor to ceiling glass offices
- Fenced storage space
- Owner carry options



Building SF:

13,150 SF



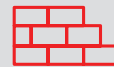
Lease Rate:

\$8.75/SF/YR (NNN)



Sale Price:

Negotiable



Land Size:

16,380 SF



Zoning:

I-1

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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# INDUSTRIAL BUILDING FOR SALE/LEASE

4675 S Windermere St, Englewood, CO 80110



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**4675 S. WINDERMERE SQUARE FOOTAGE**

**CONTACT INFORMATION**

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 LITTLETON, COLORADO 80120  
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 CELL: 303.801.3890

**BUILDING LOCATION**  
 4675 SOUTH WINDERMERE STREET  
 ENGLEWOOD, COLORADO 80110

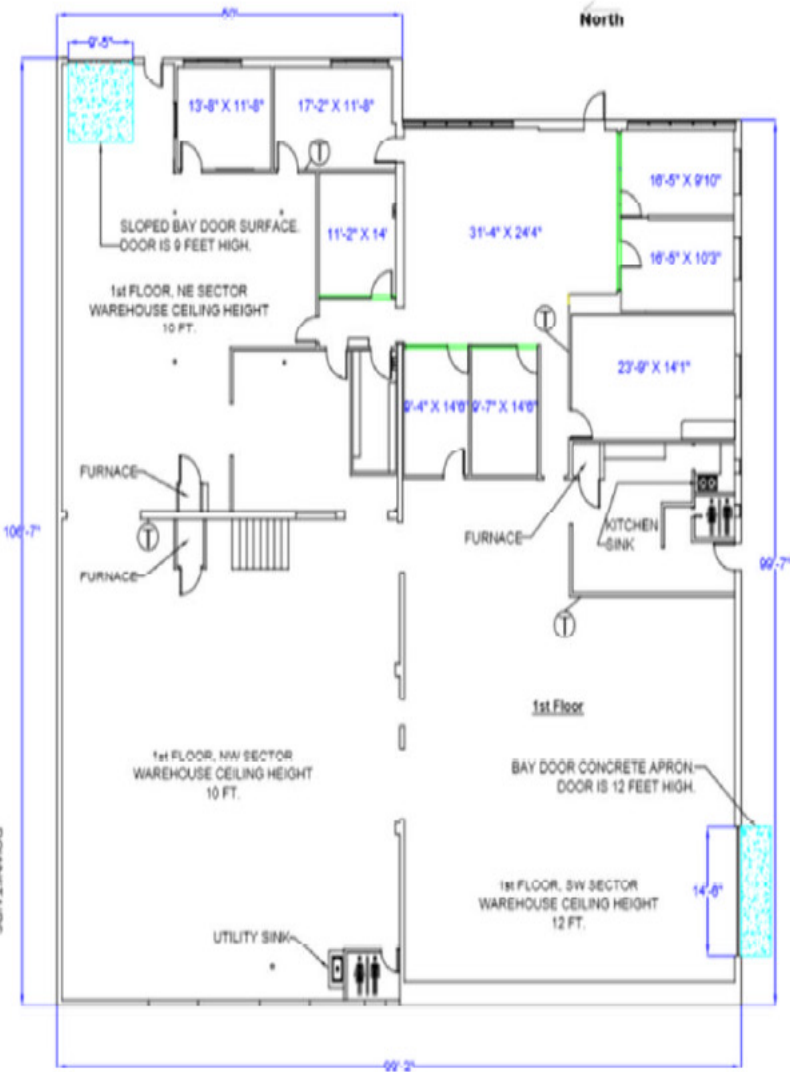
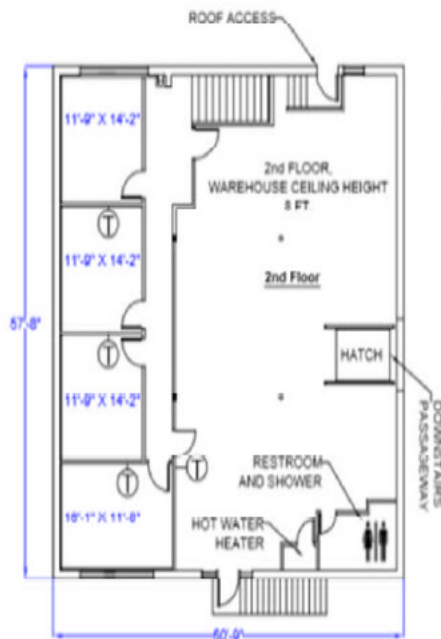
**BUILDING EXTERNAL DIMENSIONS**

1ST FLOOR: 10,258 SQ. FT.  
 2ND FLOOR: 2,892 SQ. FT.  
 TOTAL: 13,150 SQ. FT.

**OFFICE SPACE (CARPETED AREA)**

1ST FLOOR: 2,499 SQ. FT.  
 2ND FLOOR: 833 SQ. FT.  
 TOTAL: 3,330 SQ. FT.

25% OF THE BUILDINGS SQUARE FOOTAGE IS OFFICE SPACE.



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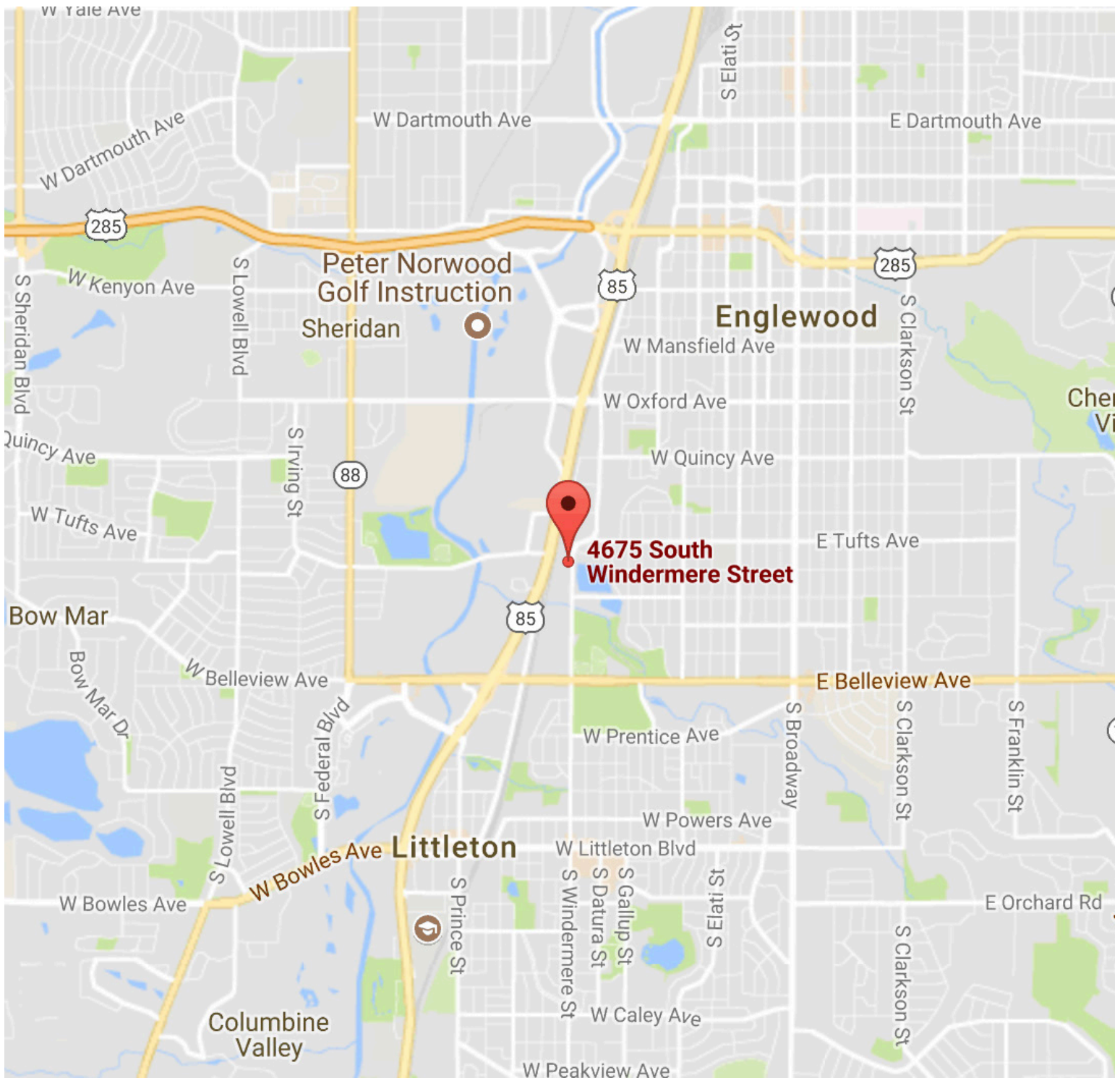
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