

Versatile Warehouse Space for Sale

3620 S HURON STREET, ENGLEWOOD, CO 80110

PRICE REDUCED!



Photo Render



Overview

Versatile Warehouse Space – Ideal for a Range of Business Uses.

This adaptable warehouse is designed to meet the needs of today's growing businesses with a perfect balance of functionality, efficiency, and accessibility. Whether you're in e-commerce, light manufacturing, creative production, or distribution, the open floor plan supports a variety of buildout options tailored to your operational goals.

With practical clearance heights and flexible layout potential, the space easily accommodates pallet shelving, smallscale machinery, or custom office setups. Its moderate ceiling height supports energy efficiency—helping reduce utility costs—while maintaining a comfortable, low-maintenance environment. Ideal for trades, service providers, or fulfillment centers, the property also allows for smooth truck and van access, making day-to-day logistics simple and efficient.

Position your business for success with a warehouse that offers the space and versatility to evolve with your needs.

Property Details

Highlights

- Multifunctional Warehouse Space
- 9 Minute Walk to Light Rail Station
- Englewood is in Phase 2 of improving public transportation, traffic control, enhancing safety and accessibility.
- Multiple Overhead Doors
- Main Building Power: 3 Phase, 208 V, 200 Amp
- Small Building Power: 3 Phase, 208 V, 100 Amp
 - *Power to Be Verified
- 2025 Property Taxes: \$21,479.50
- Do Not Disturb Tenant
- Broker to Accompany All Showings

Sales Price

\$1,473,460 **\$999,876 (\$194 SF)**

Building Size

5,154 SF

Lot Size

0.29 Acres

Zoning

I-1

Rev: October 27, 2026

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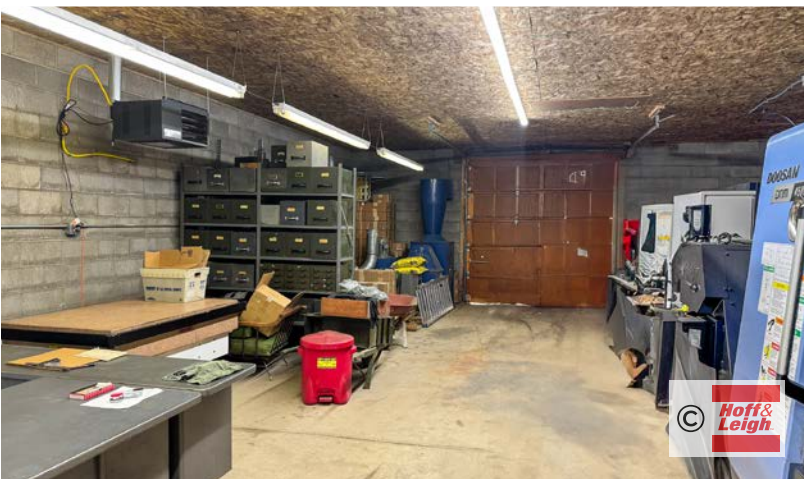


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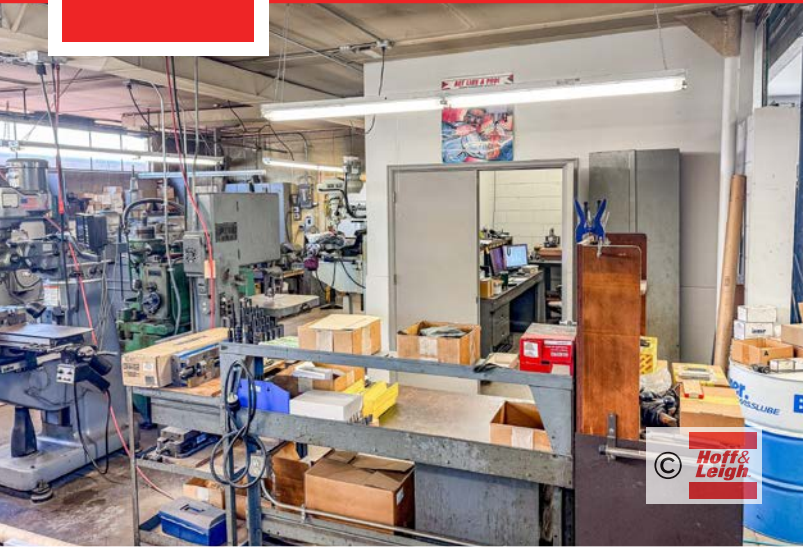


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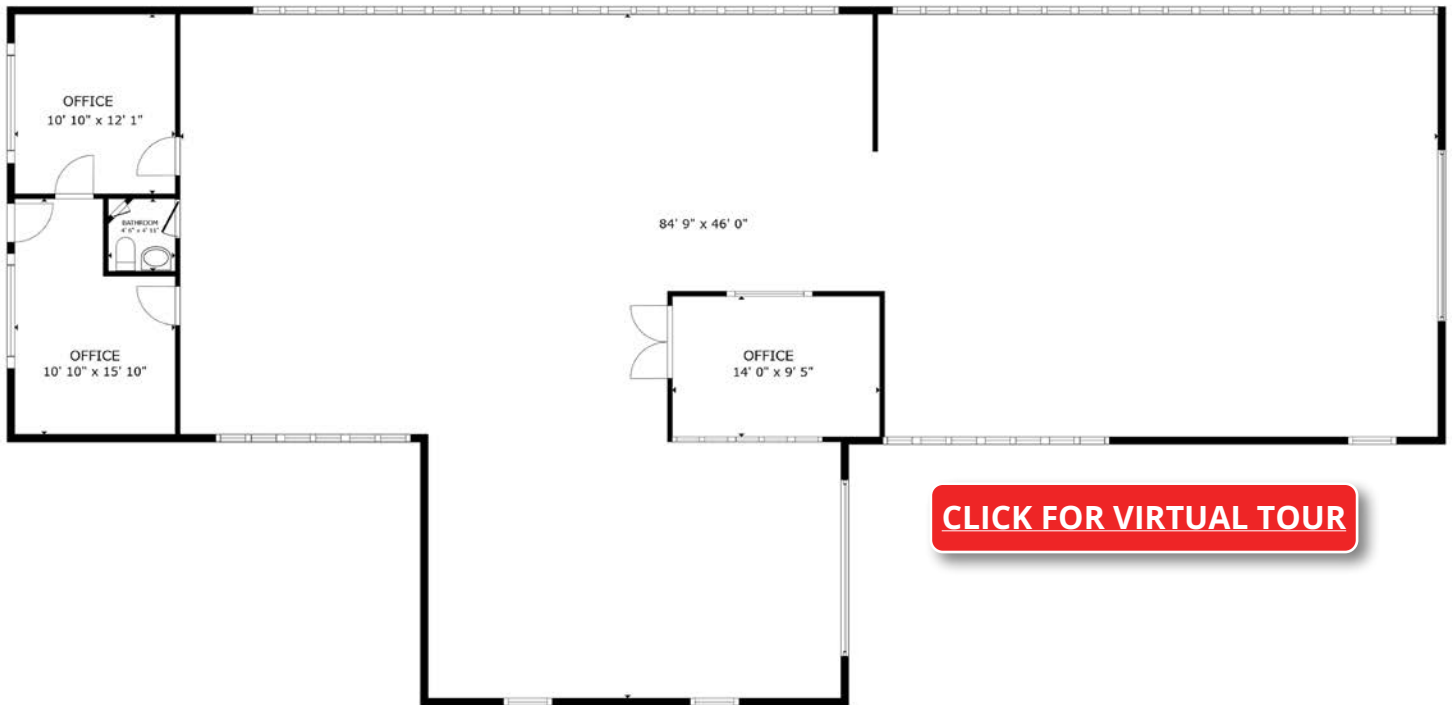
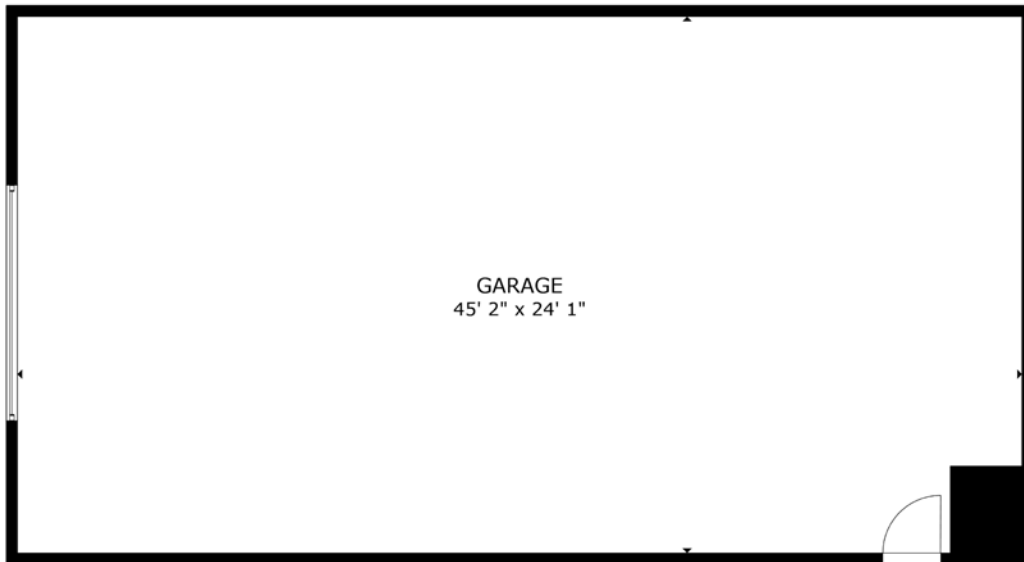
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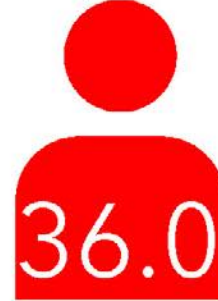
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DEMOGRAPHICS



124,122
Population



36.0
Median Age



2.3
Average
Household Size



\$83,593
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
W Ithaca Ave	610	0.1
W Ithaca Ave	640	0.1
S Inca St	64,000	0.1
S Galapago St	64,136	0.1
S Inca St	75,809	0.2



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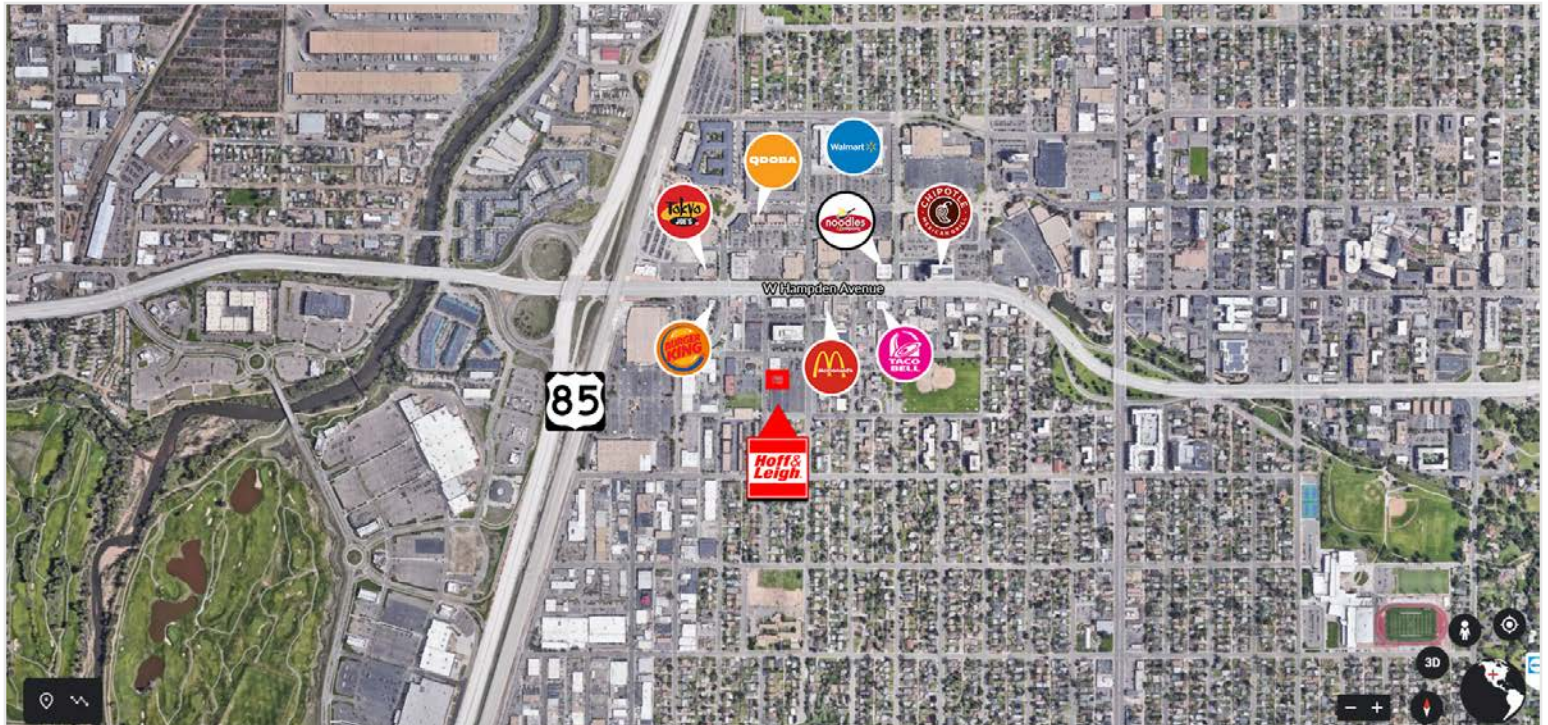
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