

# Building Opportunity

Excellent Street Appeal with  
Fascia Signage and Easy Access



**2470 S. Tejon St., Englewood, CO 80110**



- 3,100 S.F. Light Industrial/Service/Retail/ Wholesale Storage
- 16' Ceilings
- Abundant lighting with (1) central floor drain
- 480/3 Phase with numerous 220 outlets
- 1 Entry Porch
- 1 Bathroom, Wet Janitorial Closet
- 1 Dock with Steel Ribbed 8'x 8' Rollup Door, No Rear Doors
- 2-year Minimum Lease + Options available

**Shown by Appointment Only**

**\$8.00 S.F. Modified Gross  
Tenant Pays All Utilities**



Interior open floor space.

Printed information is from sources we deem reliable, however, is not guaranteed and is subject to verification. Perington-Miller & CO. represent Ownership only, not Purchaser and/or Tenant.

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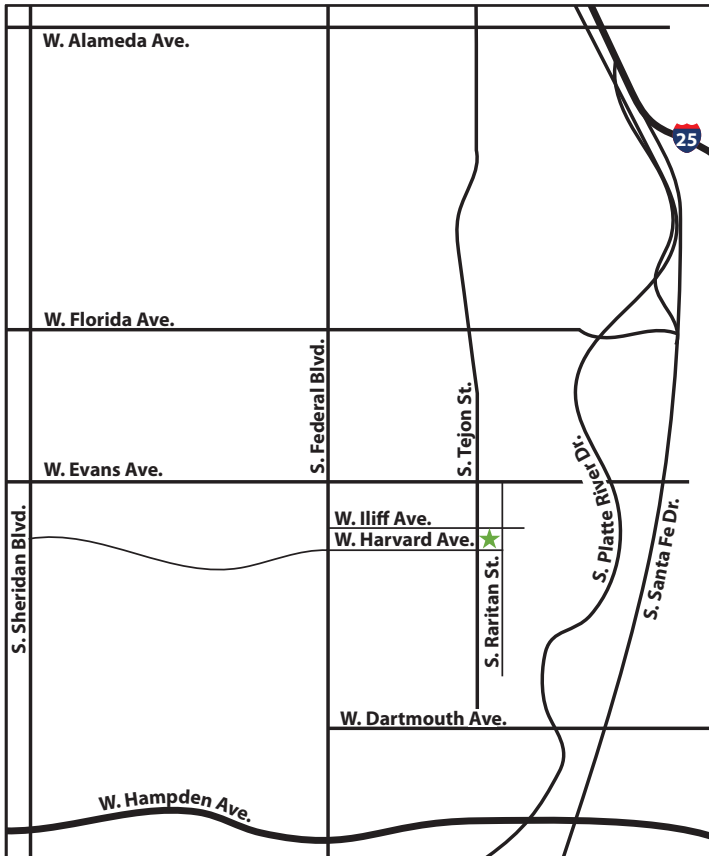
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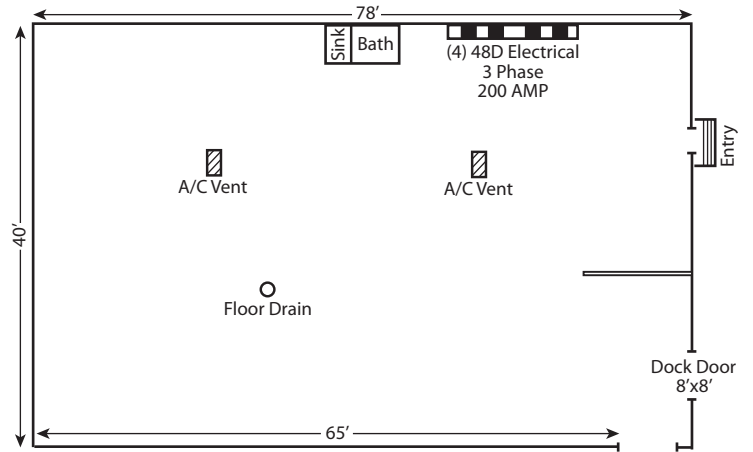
Swamp cooler service available. Concrete on grade flooring. Single bathroom with janitorial space abutting.



Heavy power installed.



### FLOOR PLAN



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