

FOR LEASE

Owned and Operated by 

DARTMOUTH INDUSTRIAL PARK

3175 South Platte River Drive
Englewood, CO 80110

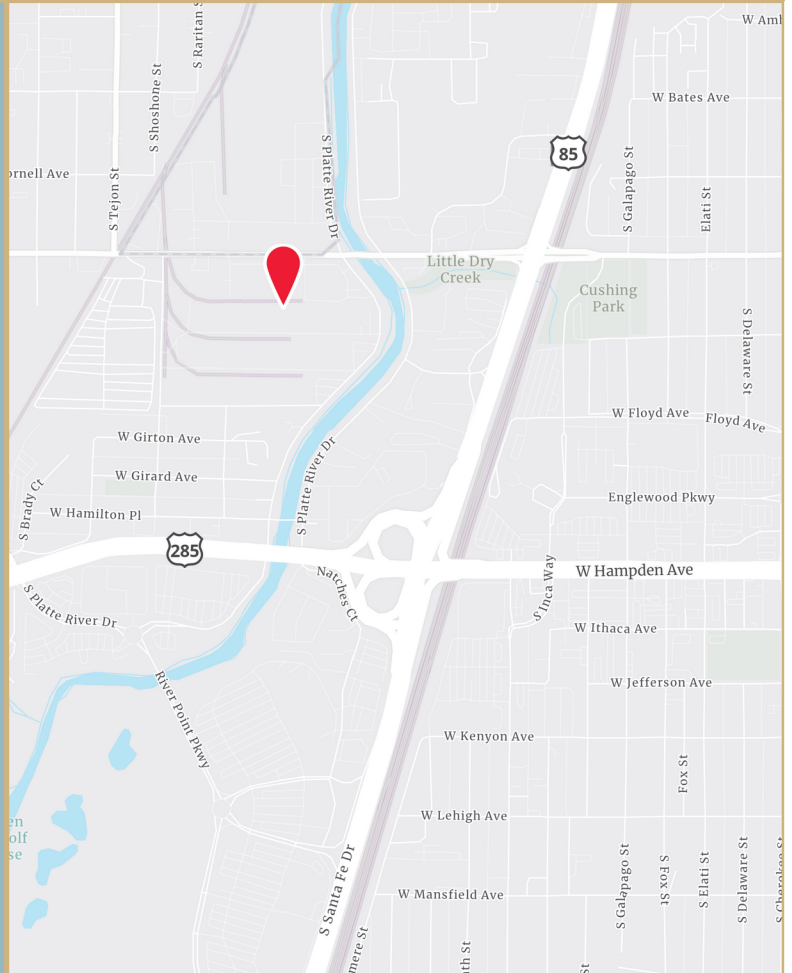


31,296 SF



BUILDING INFO

Office:	Approx. 1,024 SF
Loading:	Three (3) Dock High Doors One (1) Drive-In Door
Clear Height:	22'
Sprinklers:	Yes
Column Spacing:	32' x 32'
Power:	Approx. 600 Amps, 277/480 Volt
Zoning:	I-2
Available:	August 1, 2025
Lease Rate:	\$8.95/SF NNN
Op. Ex.:	\$3.41/SF
Additional Info:	BNSF Rail Spur Possible Outside Storage



LEASING INFO & CONTACT

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FLOOR PLAN
31,296 SF

