

INDUSTRIAL SPACE  
FOR LEASE

# Hampden Park West

1500 WEST HAMPDEN AVENUE | SHERIDAN, CO



Hampden Park West is a 5-building industrial complex located in the tight southwest Denver submarket. The property is located at the SWC of the South Santa Fe and Hampden/285 Interchange and is surrounded by new retail development. The tenants in this project benefit from ease of access, high visibility, and availability of over 1,000,000 SF of nearby retail amenities.



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### PROPERTY OVERVIEW

- › Site Size: 7.42 Acres
- › Rentable Area: 134,103 SF
- › Lease Rate: \$7.50/SF NNN
- › Op. Expenses: \$4.04/SF NNN (2018)
- › City: Sheridan
- › County: Arapahoe
- › Zoning: D-Commercial-Sheridan
- › Year Built: 1981-1982
- › Parking: 1.5:1,000
- › Ceiling Height: 14' 9" - 19' Clear
- › Sprinklers: None

### Contact Us

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### Availability

BUILDING	UNIT	SF	LOADING	GROSS MONTHLY RATE
Building 1	FULLY LEASED			
Building 2	FULLY LEASED			
Building 3	FULLY LEASED			
Building 4	G	3,808	1 Dock High	\$3,662.03
Building 5	FULLY LEASED			