



# Office/Warehouse Space For Lease

Rare Small Bay Space with Drive-In Loading

## Highlights

- > Hampden Heights Business Park offers 48,000 SF of quality office/warehouse space and is conveniently located on the northwest corner of Hampden Avenue and Federal Boulevard

### Contact us:

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**Matt Keyerleber**

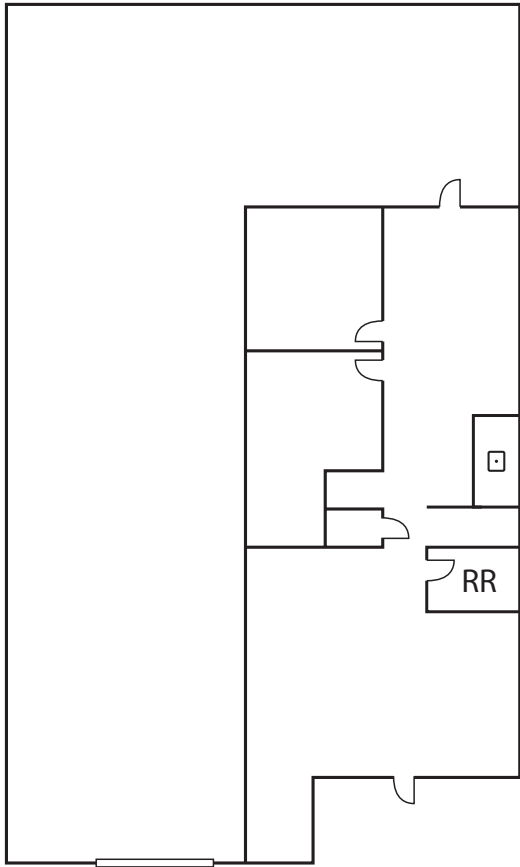
+1 720 284 7100  
matt.keyerleber@colliers.com

## Hampden Heights Business Park

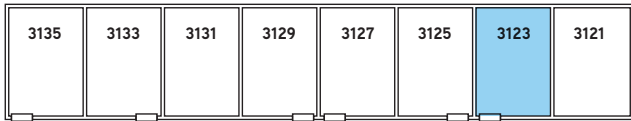
3101–3135 West Hampden Avenue  
Sheridan, Colorado 80110

|                          |                                    |
|--------------------------|------------------------------------|
| Building Size:           | 48,001 SF                          |
| Available SF:            | 2,713 SF                           |
| Office:                  | 40%                                |
| Loading:                 | One (1) Drive-In                   |
| Clear Height:            | 16'                                |
| Lease Rate:              | \$11.75/SF NNN                     |
| 2026 Operating Expenses: | \$5.56/SF                          |
| City/County:             | Sheridan/Arapahoe                  |
| Zoning:                  | I-1                                |
| Access:                  | Hampden Avenue & Federal Boulevard |
| Sprinkler:               | None                               |
| Available Date:          | Immediately                        |

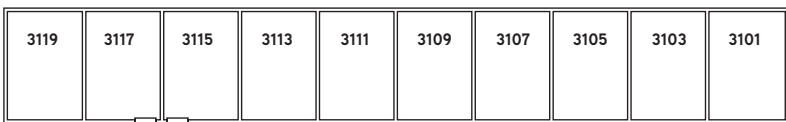
| AVAILABILITY |          |          |       |             |
|--------------|----------|----------|-------|-------------|
| UNIT         | SIZE     | LOADING  | POWER | AVAILABLE   |
| 3123         | 2,713 SF | Drive-In | TBV   | Immediately |



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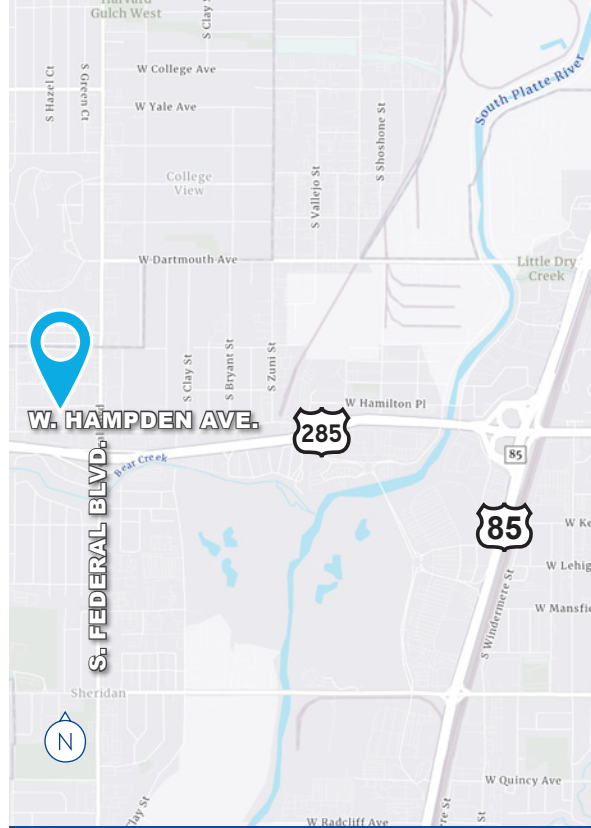


BUILDING 2



BUILDING 1

WEST HAMPDEN AVENUE



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