

OFFICE/WAREHOUSE SPACE
FOR LEASE

Hampden Heights Business Park

3101-3135 WEST HAMPDEN AVENUE | SHERIDAN, CO 80110



Building Information

- > Building Size: 48,001 SF
- > Unit Size: 2,375 SF
- > Office: Varies per Unit
- > Loading: Drive-In
- > Clear Height: 16'
- > Lease Rate: \$11.50/SF Modified Gross
- > City/County: Sheridan/Arapahoe
- > Zoning: I-1
- > Access: Hampden Avenue & Federal Boulevard
- > Sprinkler: None
- > Available: Immediately

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.
- > 2,387 SF available. Move-in ready!

“New roof on both buildings.”

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Accelerating success.

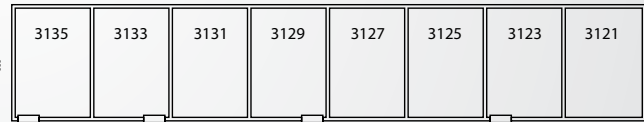
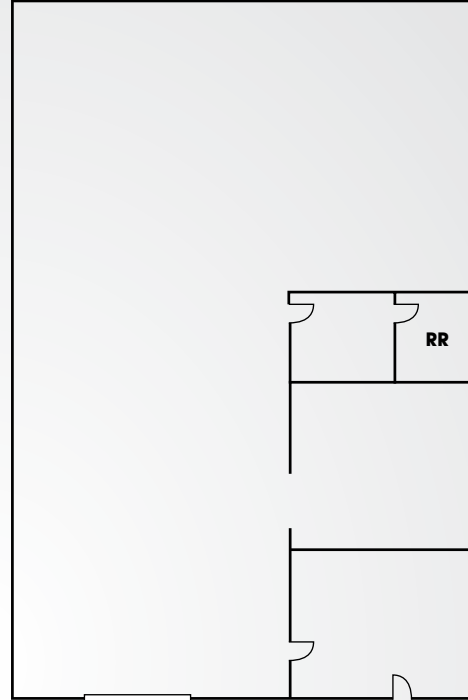
Hampden Heights
Business Park
3101-3135 W. Hampden Ave.
Sheridan, CO 80110

Contact Us

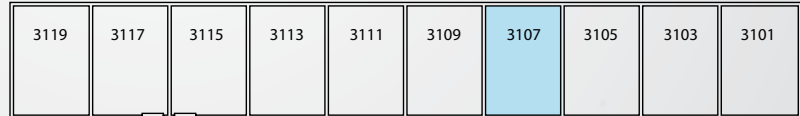
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AVAILABILITY					
UNIT	SIZE	LOADING	POWER	GROSS MONTHLY RATE	AVAILABLE
3107	2,375 SF	Drive-In	70 Amp/3-Phase	\$2,276.04	Immediately



BUILDING 2



BUILDING 1

WEST HAMPDEN AVENUE

