

INDUSTRIAL SPACE FOR LEASE

Hampden Park West

1500 West Hampden Avenue | Sheridan, Colorado



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.



TIM SHAY
303 283 4594
tim.shay@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com



AVAILABILITY

Office / Warehouse

BLDG.	UNIT	SIZE	LOADING	LEASE RATE
Building 1	Fully Leased	-	-	-
Building 2	Fully Leased	-	-	-
Building 3	C-D	6,528 (Divisible to 3,264 SF)	Two (2) Drive-In Doors	\$9.95 - \$10.50/SF NNN
Building 4	Fully Leased	-	-	-
Building 5	A	3,509 SF	One (1) Dock High	\$9.50/SF NNN
Building 5	D	3,509 SF	One (1) Drive-In Door	\$9.95/SF NNN

PROPERTY OVERVIEW

- > Site Size: 7.42 Acres
- > Rentable Area: 134,103 SF
- > Lease Rate: \$9.50-\$10.50/SF NNN
- > Op. Expenses: \$5.56/SF NNN (2023)
- > City: Sheridan
- > County: Arapahoe
- > Zoning: D-Commercial-Sheridan
- > Year Built: 1981-1982
- > Parking: 1.5:1,000 SF
- > Ceiling Height: 14' 9" - 19' Clear
- > Sprinklers: None



BROKERAGE
DISCLOSURE