

FLEX / INDUSTRIAL SPACE FOR LEASE

3955 South Lipan Street, Englewood, CO



Zachary Propst

720 287 6863

zach@creginc.com

CROSBIE
REAL ESTATE
GROUP

PROPERTY OVERVIEW:

- 2,000 SF flex/industrial for lease
- \$16.50 / PSF MG
- Excellent access to Hwy 85 & Hwy 285
- 12' Clear heights
- 10'x10' drive in doors
- Zoned I-1 in Englewood
- Available tenant signage



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DRIVE TIMES



From Site to Highway 85
0.4 Miles, 3 Minutes



From Site to Highway 285
1.0 Miles, 4 Minutes



From Site to I-25
5.8 Miles, 11 Minutes



From Site to C-470
6.0 Miles, 12 Minutes



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