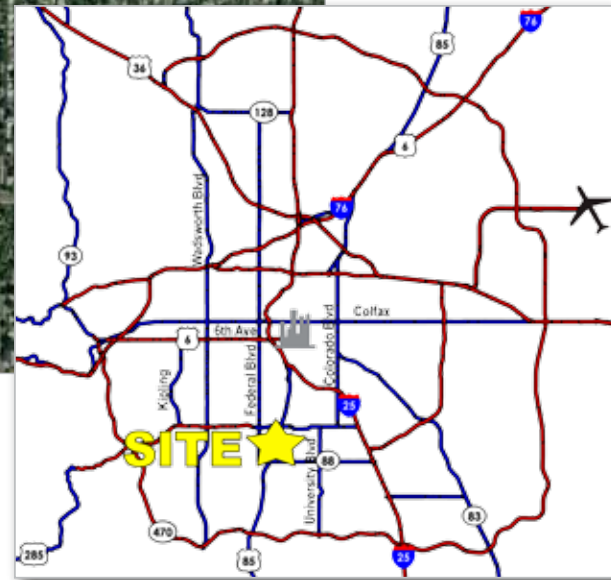


FOR SALE/LEASE



INDUSTRIAL  
FOR SALE \$10,900,000  
FOR LEASE \$2.95/SF NNN FIRST YEAR

1201 West Mansfield Avenue Englewood, Colorado



Listing #L20418

CONTACT: ALEC RHODES, SIOR/303.312.4282 arhodes@fullercompany.com  
R.C. MYLES, CCIM, SIOR/303.312.4226 rcmyles@fullercompany.com  
CRAIG MYLES, SIOR, LEED® AP/303.312.4294 cmyles@fullercompany.com



FOR SALE/LEASE



INDUSTRIAL  
FOR SALE \$10,900,000  
FOR LEASE \$2.95/SF NNN FIRST YEAR

1201 West Mansfield Avenue Englewood, Colorado



### 24,910 SF OFFICE/SHOWROOM & WAREHOUSE AVAILABLE!

1201 West Mansfield has recently been divided into a multi-tenant property. Currently available is 24,910 SF of showroom/warehouse space on the west side along Windermere Street. The property provides excellent visibility to the southwest light rail line and is located across from the River Point at Sheridan redevelopment. 1201 West Mansfield is ideal for tenants wanting a notable location in the tight southwest market in a newly renovated property. *Please see reverse for aerial.*

**For Sale: \$10,900,000 (204,336 SF Total)**  
**Lease Rates Starting At: \$2.95/SF NNN - First Year (1st Floor Office/Warehouse)**

Another project of:



*This property is located in the Arapahoe County Enterprise Zone and businesses located on-site are eligible for State of Colorado tax credits.*

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1201 West Mansfield Avenue Englewood, Colorado



Showroom



Lower Level

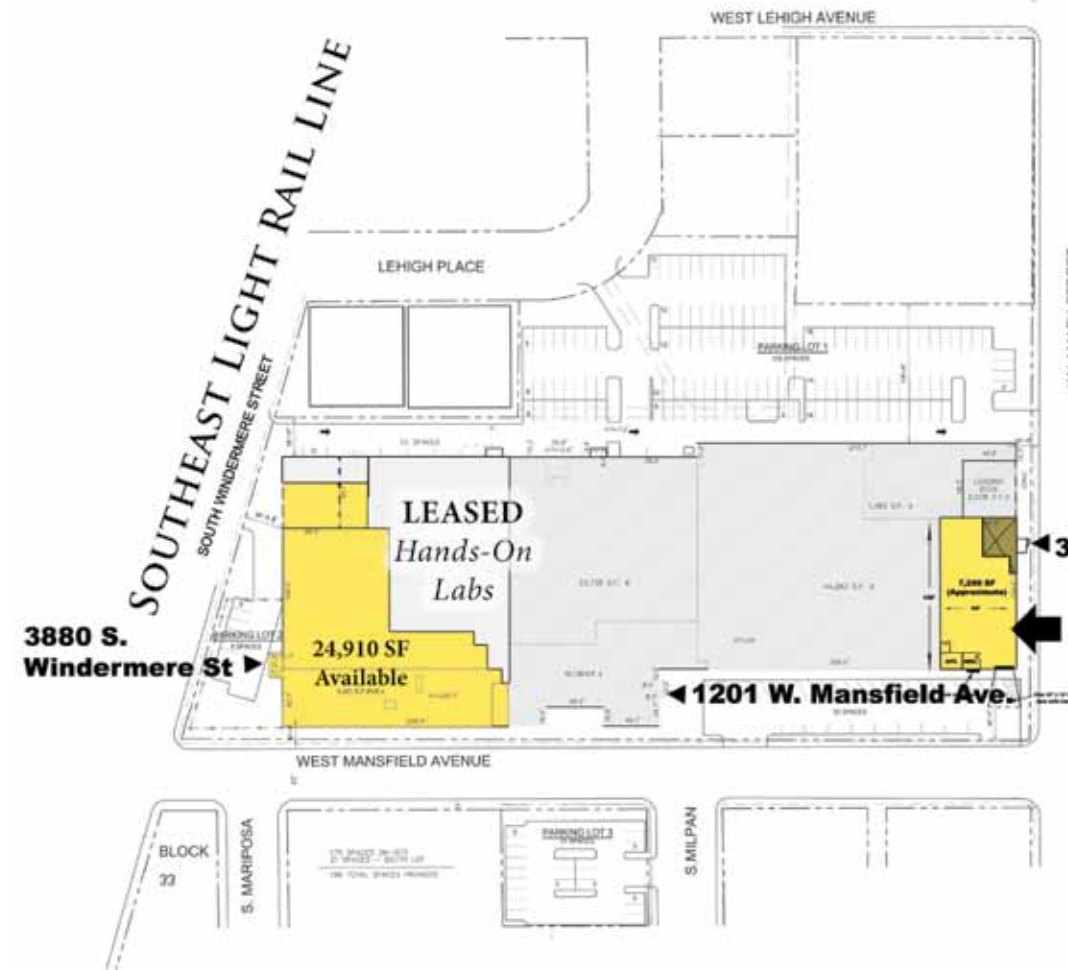
PROPERTY INFORMATION

**YOC:** 1971 / Renovated 2008  
**Total Building SF:** 204,336  
**Available SF:** 24,910 (Main level - west side)  
**Office SF:** Up to 8,750 SF or BTS  
**Zoning:** I-1  
**Loading:** 3 Covered dock-high available (Drive-in possible)  
**Clearance:** 14' - 16'  
**Electrical Service:** 3,000 Amps total, 277/480 volts, 3 phase

**Parking:** 1:350 Office  
 1:1,000 Warehouse/manufacturing  
**Sprinkler:** Yes  
**Taxes:** \$112,977.87 (2009)  
**Est. Operating Expenses (2008):** \$1.30/SF  
**For Sale:** \$10,900,000  
**For Lease:** \$2.95/SF NNN - first year rate (1st floor office/warehouse)  
 \$5.50/SF NNN - thereafter (1st floor office/warehouse)  
**Current Rental Income:** Available upon signing a Confidentiality Agreement

**3880 S. WINDERMERE ST.**

**Leased:** 28,547 SF Leased to Hands-On Labs through 2016  
**Available SF:** 24,910  
**Office:** 8,750 SF office/showroom  
**Loading:** 2,160 SF - 3 Dock-high available (drive-in possible)



**3865 S. KALAMATH ST.**

**Available SF:** 7,268 (1st floor office/warehouse)  
**Loading:** Drive-in possible

**3865 S. KALAMATH ST. (LOWER LEVEL)**

Leased: 57,303 SF Climate-controlled storage space leased to Christian Brothers Moving and Storage through 2015

**1201 W. MANSFIELD AVE.**

Leased: 86,314 SF Leased to Ouray Sports through 2014