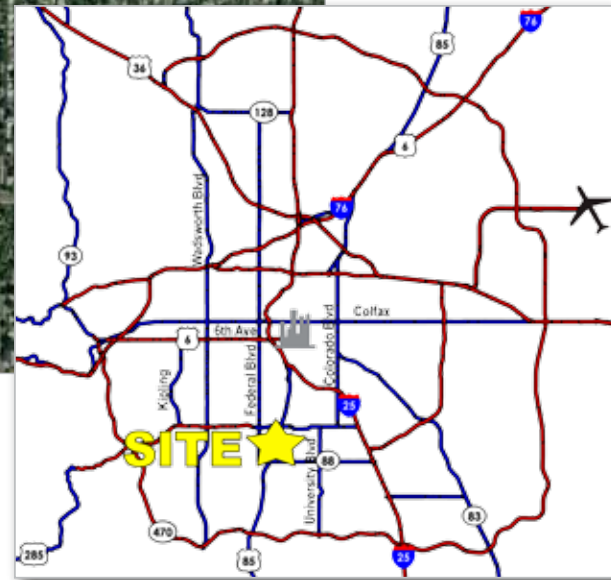


FOR SALE/LEASE



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  
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FOR SALE/LEASE



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

1201 West Mansfield Avenue Englewood, Colorado



### 7,268 SF OFFICE/WAREHOUSE AVAILABLE!

1201 West Mansfield has recently been divided into a multi-tenant property. Currently available is 7,268 SF of office/warehouse space on Kalamath 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

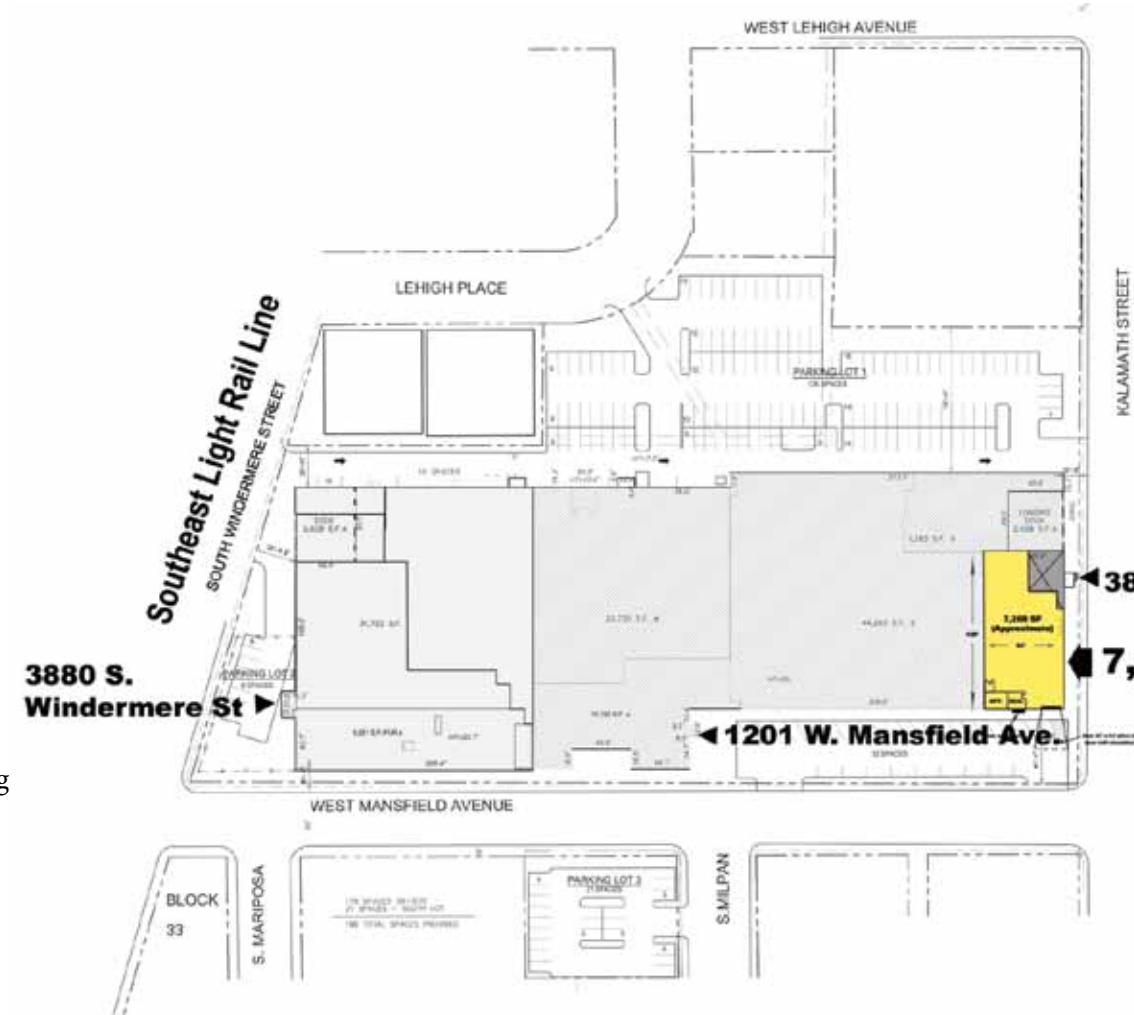
PROPERTY INFORMATION

YOC: 1971 / Renovated 2008  
 Total Building SF: 204,336  
 Available SF: 7,268  
 Office SF: ?  
 Zoning: I-1  
 Loading: ?  
 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  
 24,910 SF Leased to DPI



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