

# INDUSTRIAL PROPERTY FOR LEASE

3970 S Decatur St., Englewood CO 80110



**LEASE RATE**  
\$17/SF NNN



**EST NNN**  
\$6.69/SF



**SPACE AVAIL.**  
2,800 - 5,600 SF

## SUMMARY

Discover an exceptional leasing opportunity at **3970 S Decatur St.** strategically positioned with easy access to Santa Fe and Hampden. Boasting 18' clear height and 10'x14' oversize drive-in doors, this 2,800 SF space is tailor-made for automotive businesses. The layout, featuring minimal office space, allows for efficient customization while off-street parking ensures convenience for both customers and staff. Secure this prime location to elevate your automotive enterprise with competitive lease terms and a flexible, customizable space designed for success.

## HIGHLIGHTS

- Easy access to Santa Fe and Hampden
- 18' clear height
- 10'x14' oversize drive-in doors
- Minimal office space
- Off-street parking

## NORTHPEAK TEAM

**DREW WILLIAMS**

Advisor

303-917-5232

[Drew@NorthPeakCRE.com](mailto:Drew@NorthPeakCRE.com)



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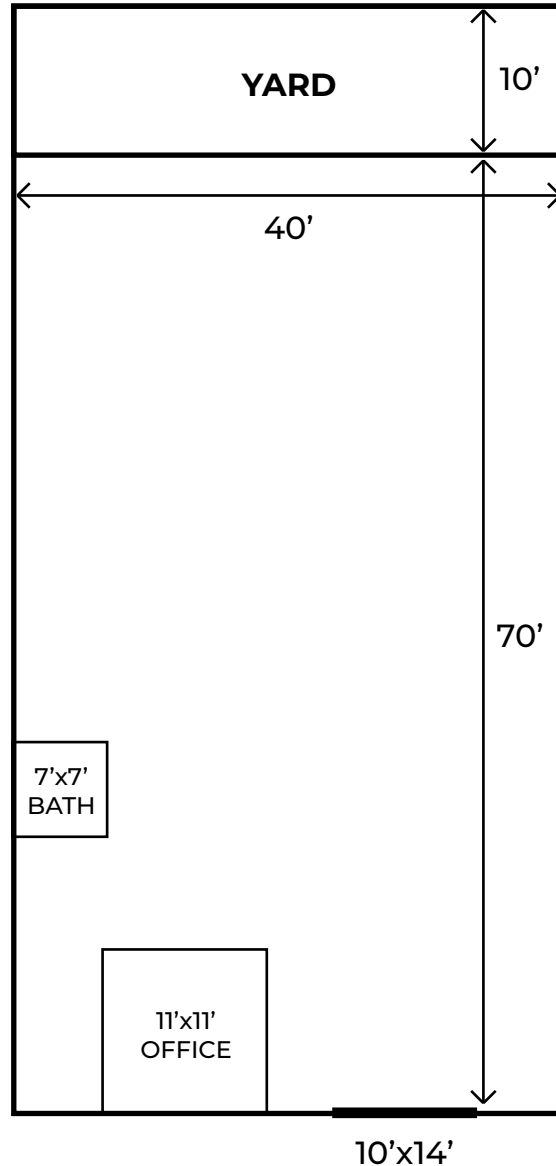
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FLOORPLAN NOT DRAWN TO SCALE

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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	9,130	116,311	S Federal Blvd.	W Mansfield Ave.	27,598	0.15 mi
Households	3,429	47,925	S Federal Blvd.	W Milan Ave.	26,883	0.22 mi
Median Age	36.8	37.5	S Federal Blvd.	W Oxford Ave.	24,565	0.26 mi
Median HH Income	\$51,010	\$69,689	S Federal Blvd.	W Kenyon Ave.	23,339	0.33 mi

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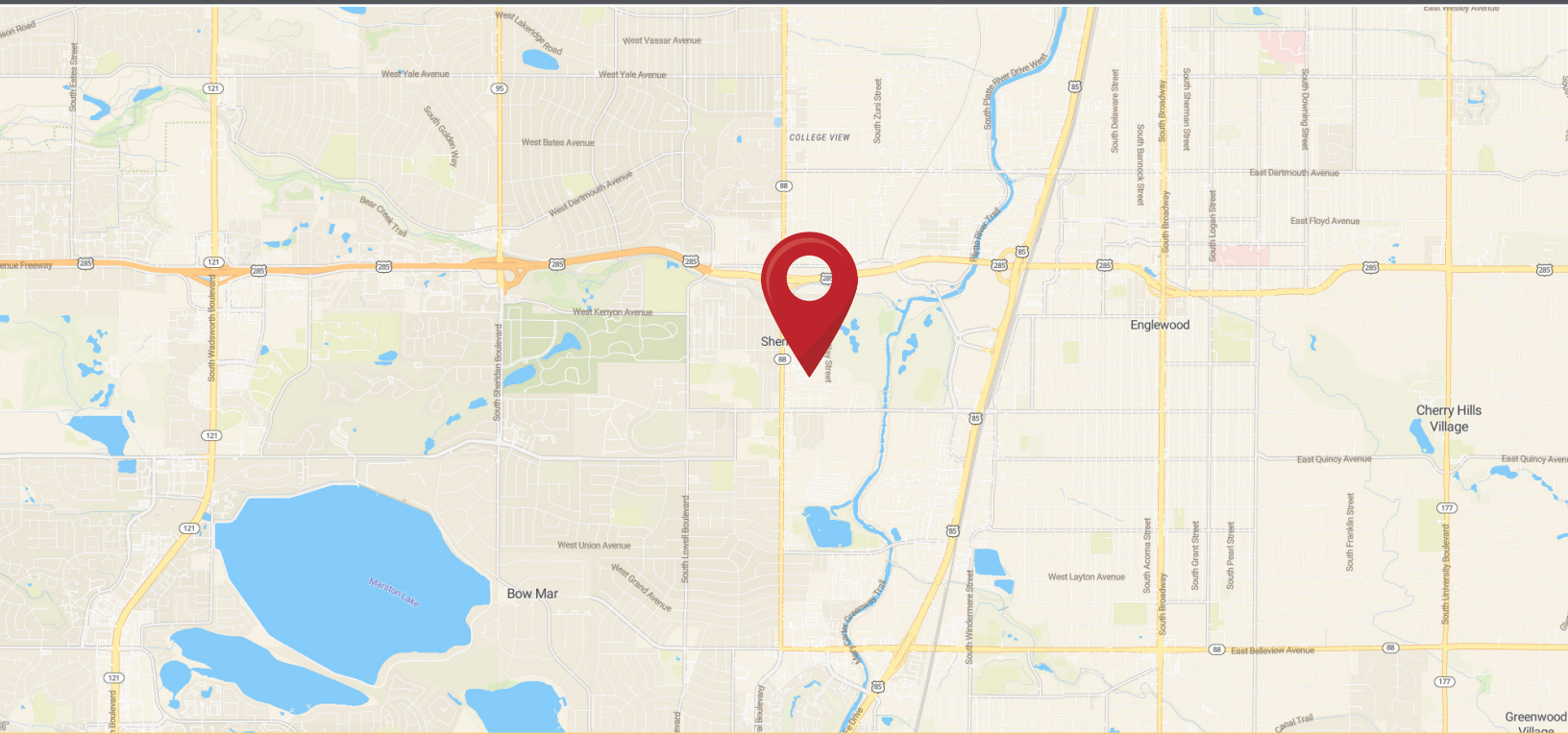




**NORTHPEAK**<sup>®</sup>  
COMMERCIAL ADVISORS

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