

INDUSTRIAL PROPERTY FOR LEASE

7103 S Dillon Ct
Englewood, CO 80112

7103



HENRY GROUP
REAL ESTATE

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PROPERTY HIGHLIGHTS

Address:	7103 S Dillon Ct, Englewood, CO 80112
Lease Rate:	Contact Broker
Clear Height:	22'
Drive-In Doors:	5 (4 @ 14' x 24', 1 @ 14' x 14')
Power:	200 Amp 480v 3-Phase service and a secondary 120V/208V 3-Phase 200 Amp panel
Outdoor Storage:	Screened Fencing and Paved Yard
Specialty:	Heavy-Duty Air Recycler, Full-Length Floor Drain, Sprinklered
Lot Size:	1.418 AC 61,768 SF
Building Size:	11,880 SF (1,980 SF Office)
Offices:	4 Private, 1 Conference Room, Lobby, Kitchen
Parking Spaces:	21
Year Built:	2023
Zoning:	MU Industrial (Warehouse/Storage)

* Yard to be installed by landlord

2 | 7103 S DILLON CT



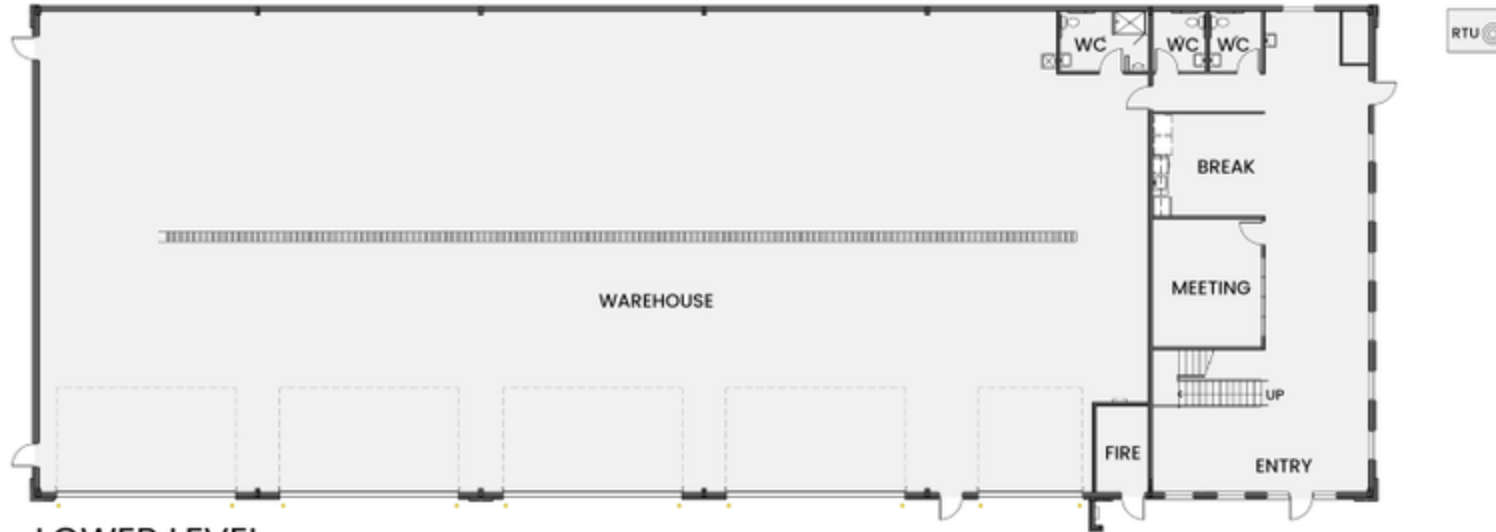
Henry Group Real Estate is pleased to present 7103 S Dillon Court, Englewood, CO 80112 for lease. The property, constructed in 2023, is a modern industrial vehicle service warehouse/facility with many specialized features. Drive-in doors, outdoor storage, ample parking and a 22' clear height make this an ideal property for tenants requiring outdoor truck and material parking.



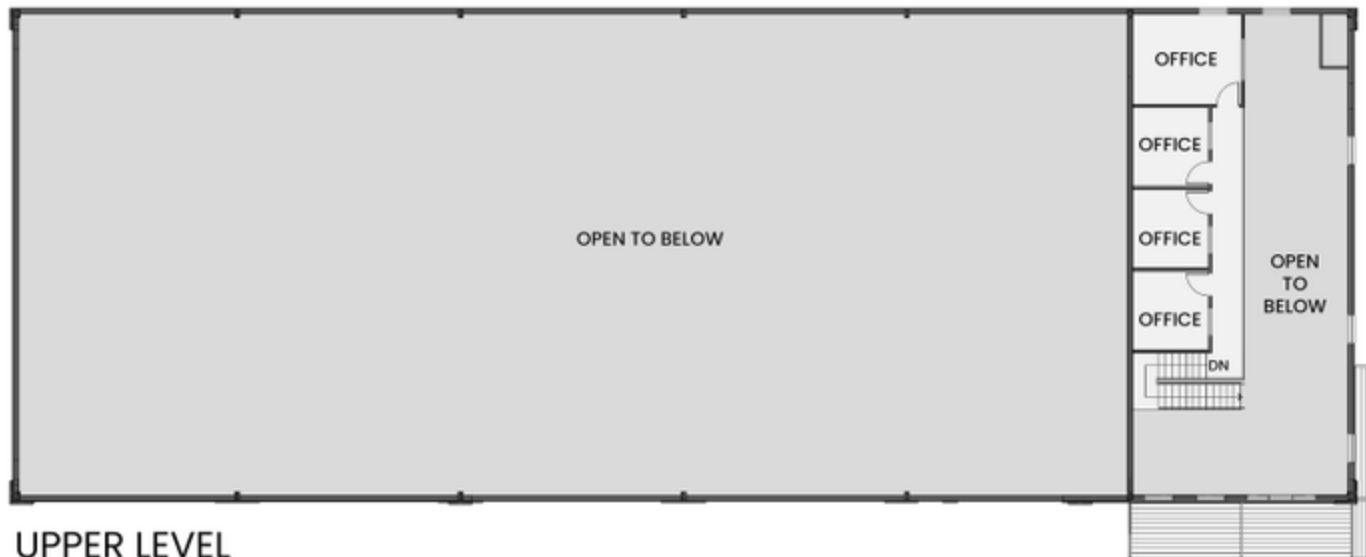
ENGLEWOOD, CO 80112





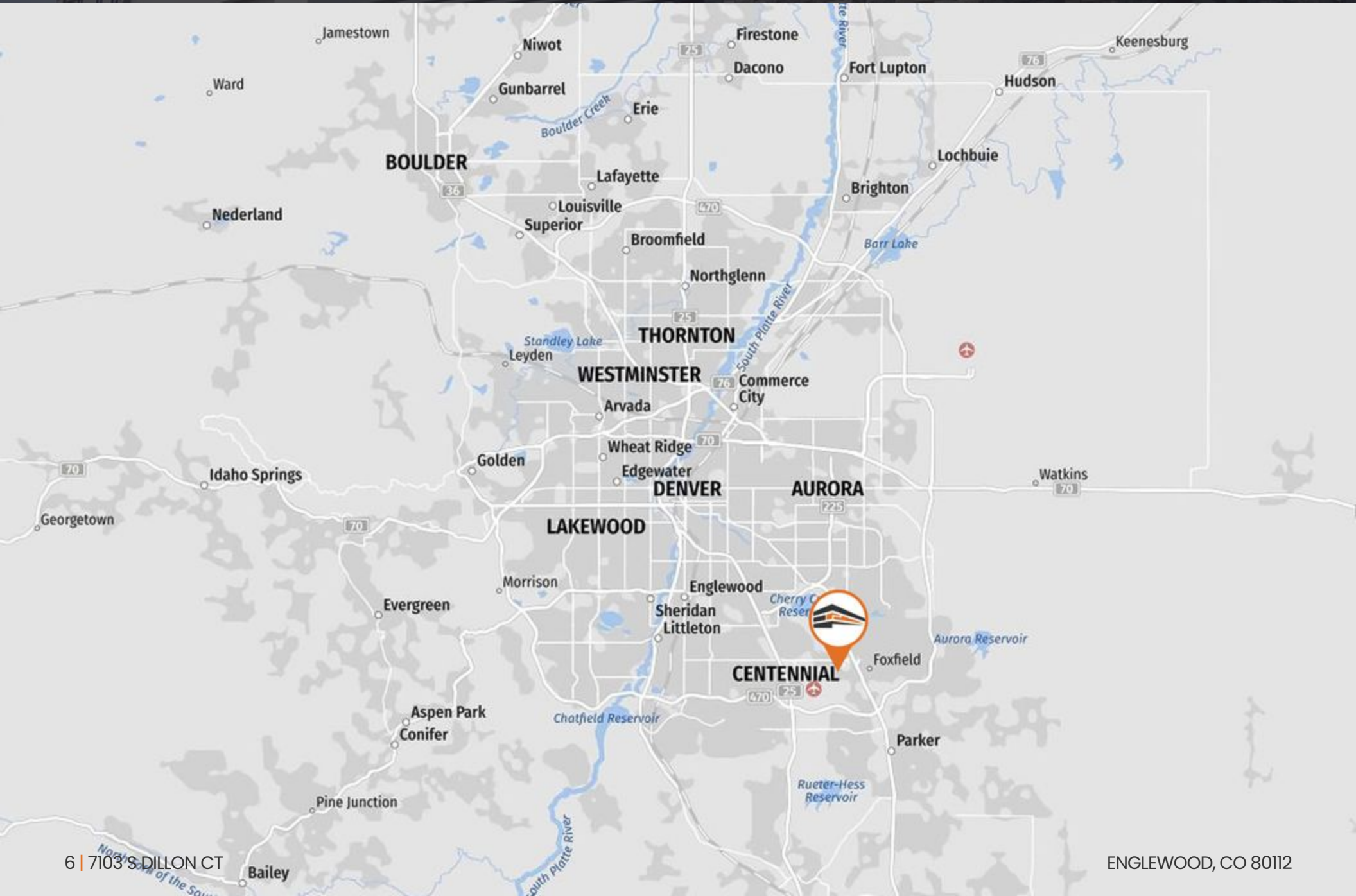


LOWER LEVEL
7103 S DILLON COURT



UPPER LEVEL
7103 S DILLON COURT







**CHEERY CREEK
STATE PARK**

**VALLEY
COUNTRY CLUB**

E ARAPAHOE RD



S DILLON CT

**CENTENNIAL
AIRPORT (KAPA)**

**DENVER BRONCOS
TRAINING CAMP**

S PARKER RD

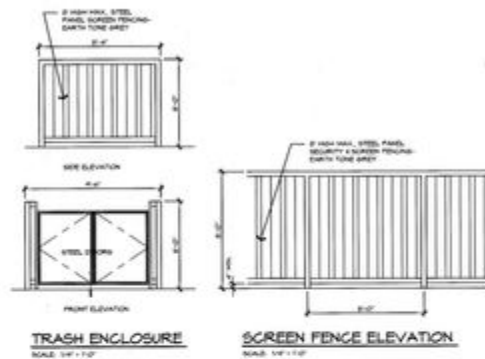
**THE CLUB AT
INVERNESS**

**PARKER JORDAN
CENTENNIAL OPEN SPACE**

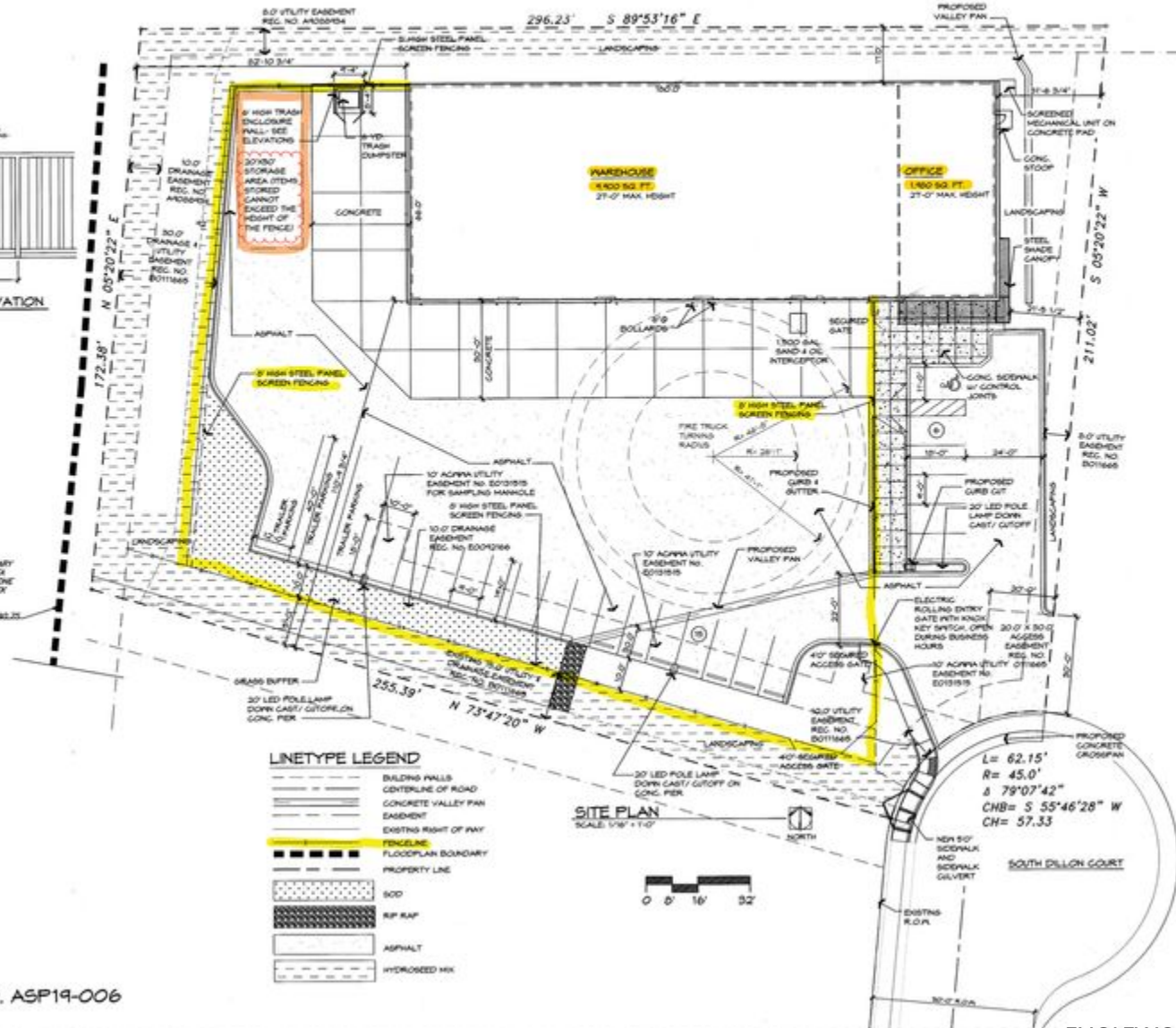
**WINGS OVER THE
ROCKIES**

S JORDAN RD

COLORADO E470



100-YR FLOODPLAIN BOUNDARY AS PER FLOOD HAZARD AREA DELINEATION REPORT FOR LOWE DRYE CREEK, WINDMILL CREEK AND DOME CREEK, KORN ENGINEERING, JULY 2009. MAXIMUM 100-YR 2% P=1 SLOTTED. @ SW PROPERTY CORNER.



K. STAGNAR, ARCHITECT
1129 FOREST HILLS LANE
FORT COLLINS, CO. 80524
(970) 219-8076

NEW OFFICE/ WAREHOUSE for
RAPID WIRE LLC
7103 DILLON COURT
ENGLEWOOD, CO. 80112

JOB NUMBER

DRAWN BY

CHECKED BY

DATE

REVISIONS

SHEET NUMBER

SITE PLAN

SHEET NUMBER

2 of 7

2 OCTOBER 2020 REVISED - B5
21 AUGUST 2020 REVISED - B5
15 MAY 2020 REVISED - B5
9 APRIL 2020 REVISED - B5

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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