Santa Fe
INDUSTRIAL COLLECTIVE

INDUSTRIAL SPACE FOR LEASE

BROKER BONUS AVAILABLE



DESIGNED FOR INDUSTRY, DEFINED BY COMMUNITY

Santa Fe Industrial Collective brings together modern, small-bay industrial spaces built for hardworking businesses. With units starting around 2,000 SF, flexible layouts, and easy access to Santa Fe Drive, it's the ideal hub for contractors, trades, fabricators, and service pros. New ownership, fresh upgrades, and a connected community make this the place where Colorado's industries thrive.

NEW LOCAL OWNERSHIP COMMITTED TO EXCEPTIONAL, RESPONSIVE MANAGEMENT

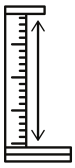
MATRIX GROUP

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1825-1865, 1910, 1942-1952 W. Union Avenue, Englewood, CO 80110

PROPERTY HIGHLIGHTS

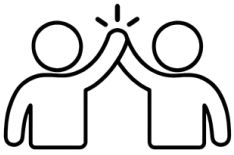
- Desirable, highly functional **small bay** industrial park, units from **~2,000 SF and up**
- Simple **load in/out** logistics
- Exterior **yard storage** available
- Abundant **on-site parking**
- Planned exterior improvements include: **new signage & wayfinding, exterior paint, landscaping, parking lot upgrades**
- Ideal for contractors, trades, service and repair businesses, including specialty fabrication, automotive, and light warehousing or manufacturing users.
- Easy access to Santa Fe Drive, downtown Denver & DTC. Allows you to serve the entire Denver Metro area while minimizing drive time, keeping connected to both your workforce and customer base.



16'–20' CLEAR HEIGHTS

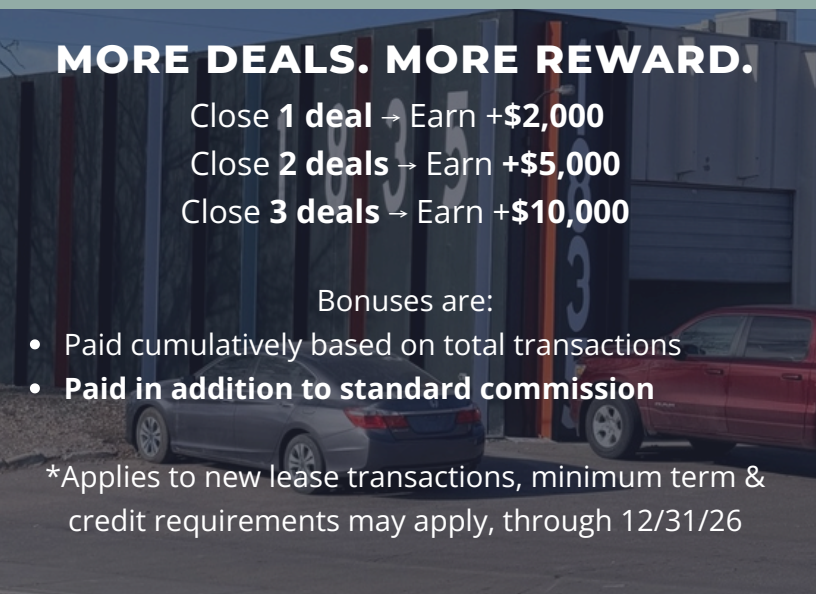


GRADE-LEVEL LOADING AND VARIOUS DOCK DOORS



NEW, LOCAL OWNERSHIP

BROKER BONUS



MORE DEALS. MORE REWARD.

Close **1 deal** → Earn +**$2,000**
Close **2 deals** → Earn **+$5,000**
Close **3 deals** → Earn +**$10,000**

Bonuses are:

- Paid cumulatively based on total transactions
- **Paid in addition to standard commission**

*Applies to new lease transactions, minimum term & credit requirements may apply, through 12/31/26

RENOVATIONS NEARING COMPLETION!

Built for the people who keep Colorado moving, **Santa Fe Industrial Collective** delivers modern, flexible spaces with unmatched convenience and community. Backed by **local ownership and new improvements,** it's where hard work and opportunity come together.

SITE PLAN & AVAILABILITY



1825 W Union

Unit	SF	$/SF, NNN	Notes

1835 W Union

Unit	SF	$/SF, NNN	Notes
08	2,010	$10.50	
05	2,040	$10.50	Avail 12/1
07	2,050	$10.50	
03	2,050	$10.50	Avail 12/1
01	2,360	$11.00	

1865 W Union

Unit	SF	$/SF, NNN	Notes
P	2,050	$10.50	
G	2,270	$10.50	Dock-High Loading Door

1952 W Union

Unit	SF	$/SF, NNN	Notes
07	3,620	$10.50	Automotive-friendly
03	3,730	$10.50	Automotive-friendly

1835 W Union

Unit	SF	$/SF, NNN	Notes
17	2,450	$10.50	
15	3,000	$10.50	Avail 12/1
20	4,990	$12.50	8,000 SF Yard + Paint Booth
10-12	6,040	$10.50	

1855 W Union

Unit	SF	$/SF, NNN	Notes

1950 W Union

Unit	SF	$/SF, NNN	Notes
06	1,330	$11.00	Automotive-friendly
14	2,550	$10.50	Automotive-friendly

1910 W Stanford

Unit	SF	$/SF, NNN	Notes
04	1,450	$12.00	

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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.