



Broadway

Click for 360 

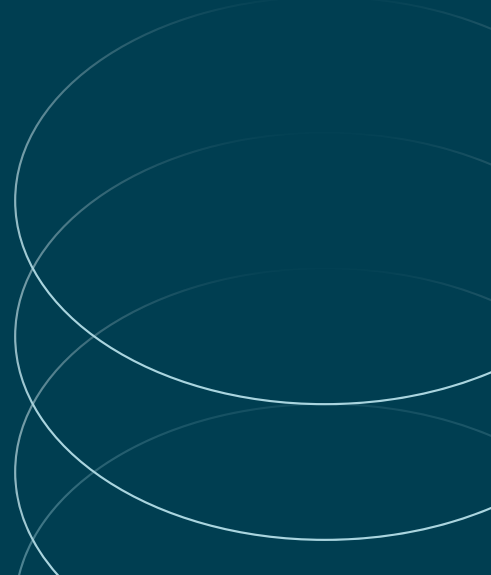
 JLL SEE A BRIGHTER WAY

For sale

5400 S. Delaware St. Littleton, CO

\$22,000,000 | \$130.00/SF | 168,020 SF

- Manufacturing Facility
- Rare South Metro Denver Location
- Former IMI Norgren
- 8,000 amp @480v power
- Dual substation feeds
- Excess land for future development
- Redevelopment



5400 S. Delaware St. / Littleton, Colorado

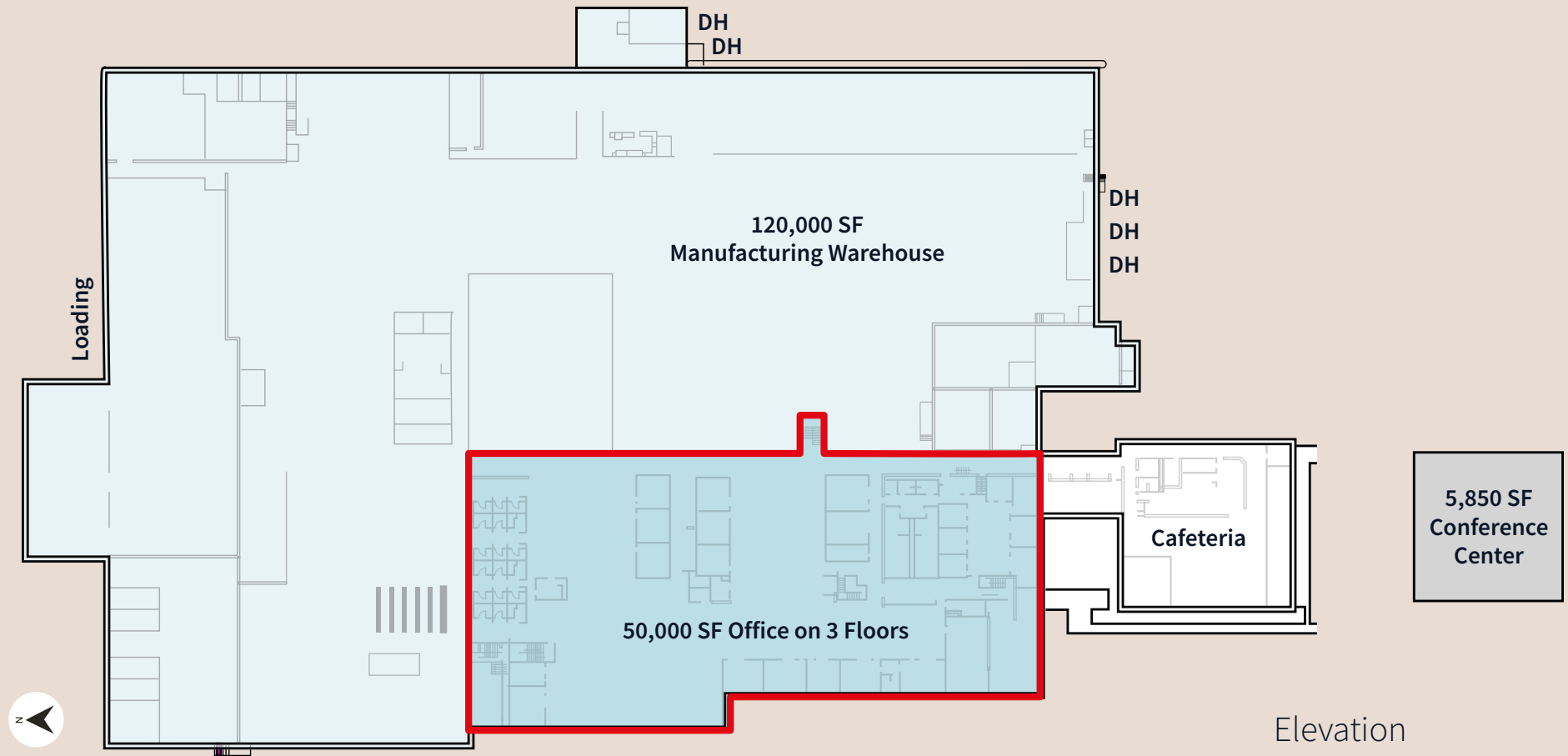
Property Overview

Address	5400 S Delaware St, Littleton, CO 80120
County	Arapahoe
Type	Industrial manufacturing
Zoning	Industrial
Crane	2-1 ton
Back Up Power	Dual feed
Year Built	1963 (Renovated in 2008)
Foundation	6" slabs on average
Total Site	14.237 acres
Total Building	168,020 SF (140,000 SF slabs on grade)
Sprinkler	Ordinary hazard
Office Space	Approximately 50,000 SF
Clear Height	18'-22'
Power	8,000 amps @ 480/277 v
Dual Substation	Englewood (1 mile) / Littleton (3.4 miles)
Loading	8 dock doors / 1 drive-in door
Parking	30 trailer drops / 257 auto spaces (9 handicap)
Water	City & well
Environmental	Phases I & II report available



5400 S Delaware St is a rare manufacturing facility in the heart of Littleton, CO. The three story office contains modern finishes along with high power manufacturing/warehouse space. The property is located along the Santa Fe Corridor in the heart of the City of Littleton.





120,000 SF
existing manufacturing

140,000 SF
slab on grade

50,000 SF
3 story office

Elevation

	3rd floor office
MFG / warehouse	Main floor office
	Lower / grade level office



W. Rafferty Gardens Ave

Littleton Preparatory
Charter School

SITE
5400 S Delaware St
14.237 acres
168,020 SF

AutoNation

S. Bannock St

S. Broadway

S. Delaware St

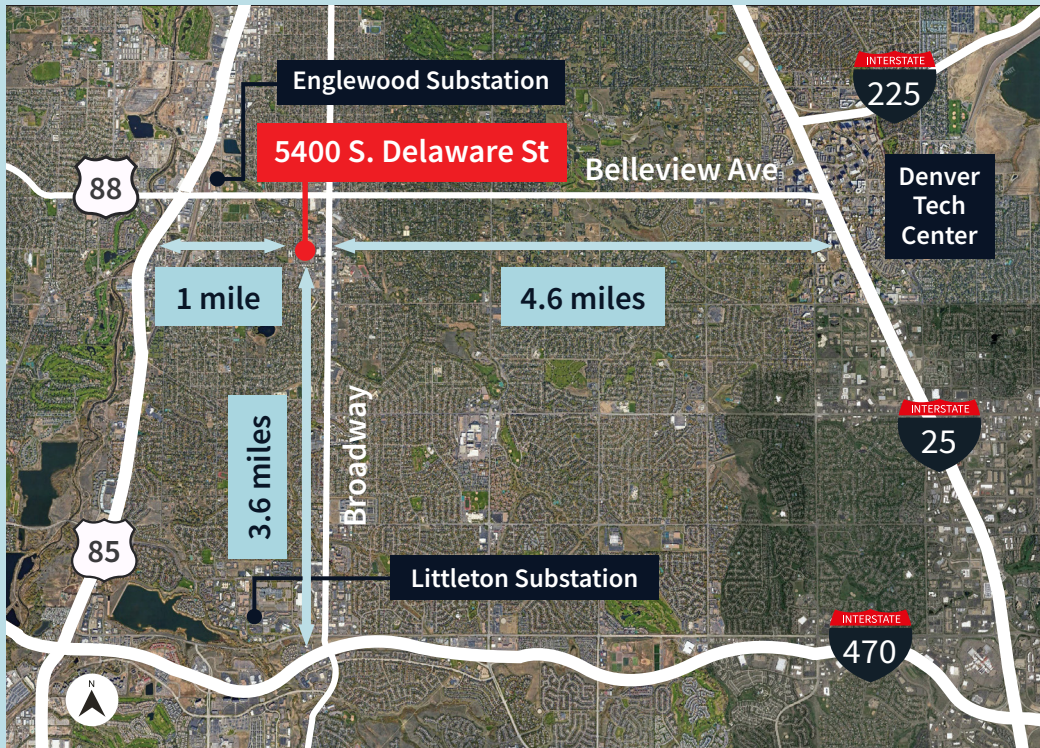
Future
Multi Family

W. Powers Ave



5400 S. Delaware St. / Littleton, Colorado





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