



FOR LEASE

1,700 SF Warehouse W/ Drive In
3736 Norwood Drive #3 | Littleton, CO 80125

RATE REDUCED!



Right Off Santa Fe & C-470, Tremendous Exposure & Signage, Open Warehouse

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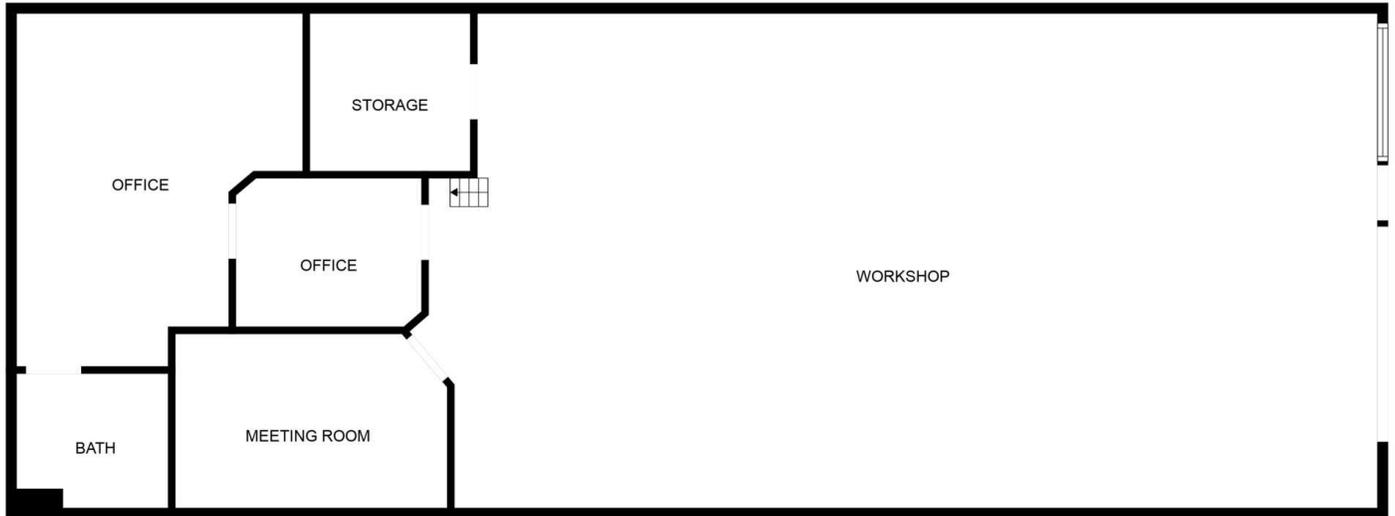


OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	<u>\$15/SF NNN</u> \$16.50 SF/yr (NNN)
Estimated NNN:	\$6.27/SF
City/County:	Littleton/Douglas
Loading:	10 x10 Drive in Door
Parking:	2.5:1,000 SF
Ceiling Height:	14' Clear
Zoning:	GI

PROPERTY HIGHLIGHTS

- Fantastic southwest location just off of C-470 and Santa Fe
- G-I Zoning which is Douglas County's heaviest industrial zoning
- Open Warehouse area, no columns
- Large restroom
- Private Office, Conference Room and Mezzanine Storage
- Off-street parking Available
- New Exterior Updates (paint, stucco, signage)
- Clean, insulated, newer roof.
- Ideal for warehousing, recreation, fleet storage, service uses, general office warehouse, and many more.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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