



FOR LEASE

4,800 SF OFFICE/WAREHOUSE ON 2.8 AC

9881 Titan Park Circle | Littleton, CO 80125



**FORMER LANDSCAPE MATERIAL YARD**

CONTACT:

**GREG KNOTT**

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

**EARL DUFFY**

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



## OFFERING SUMMARY

<b>Available SF:</b>	4,800 SF
<b>Lease Rate:</b>	\$45.00 SF/yr (NNN)
<b>Est. NNN:</b>	\$9.62/SF
<b>Lot Size:</b>	2.88 AC
<b>Office SF:</b>	~1,500 sf
<b>Warehouse SF:</b>	3,300 SF
<b>Clear Height:</b>	21'-24'
<b>Zoning:</b>	General Industrial
<b>City/County:</b>	Littleton/Douglas

## PROPERTY OVERVIEW

Located in one of Douglas County's few true industrial zones, this property offers unmatched access near US Highway 85 and Titan Parkway. The site provides direct connectivity to Downtown Denver, Castle Rock, and Colorado Springs via I-25, making it ideal for logistics, manufacturing, or distribution users. Zoned GI (General Industrial), the property supports a wide range of uses and operational flexibility rarely available in the county. Its prime location, accessibility, and versatility make it a standout opportunity for businesses seeking a central foothold in the growing south metro industrial corridor.

## PROPERTY HIGHLIGHTS

- Freespan Warehouse includes - Epoxy Floors, Floor Drains, Sand Trap Interceptor
- Four (4) 16'x16' Drive in Doors & One (1) 8'x8' Drive in Door
- Fully Fenced Yard with Retractable Gate
- Office Buildout includes - Reception, Private Office, Kitchen, Bathrooms and Outside Patio Area
- Large, Recently Graded Outdoor Storage Lot w/ Concrete Skirt and Scale





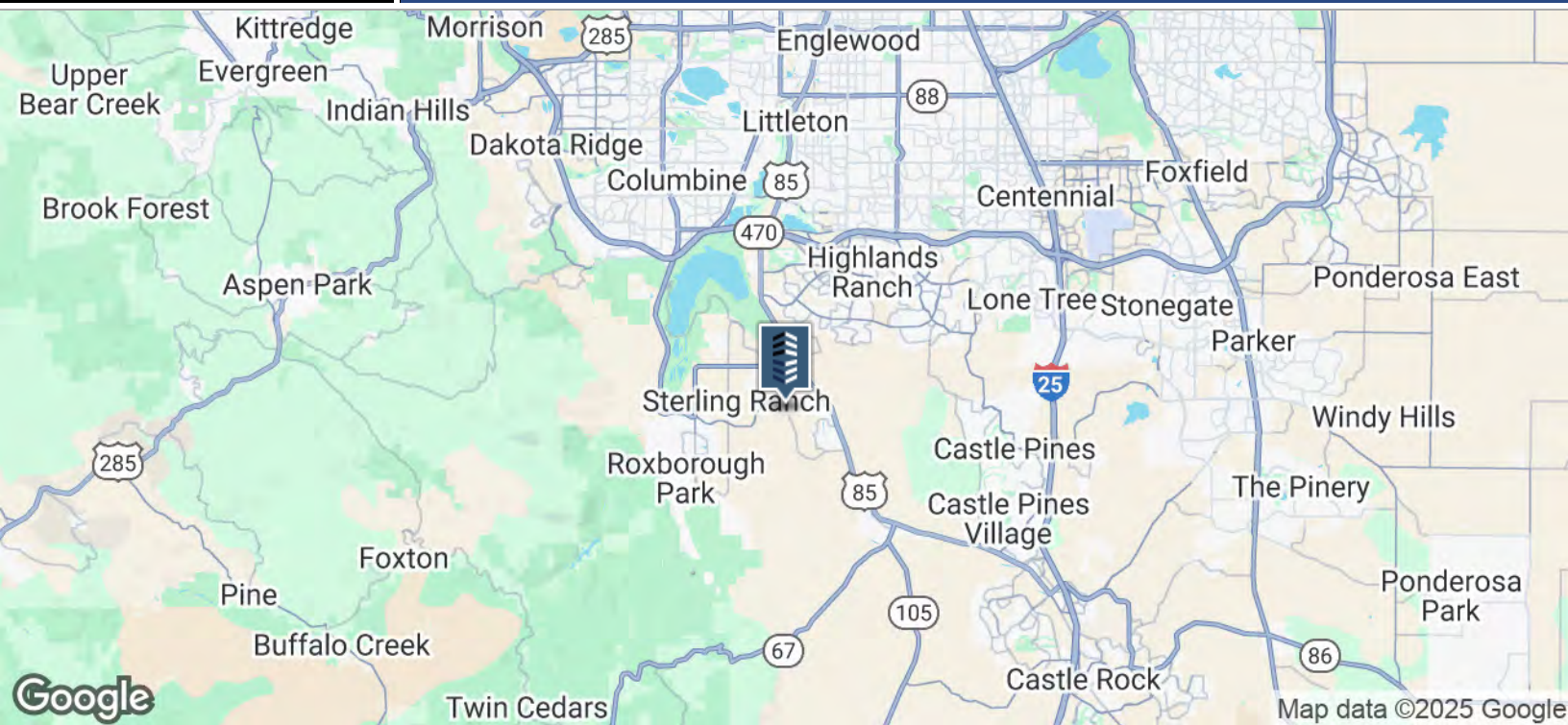












## CONTACT:

### GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

### EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.