



FOR LEASE

4,000 SF Office Warehouse W/ 12' Drive In
3852 Norwood Dr., Unit 1 | Littleton, CO 80125



**Located Right Off Santa Fe Dr & C- 470
Permissive Heavy Industrial Zoning**

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

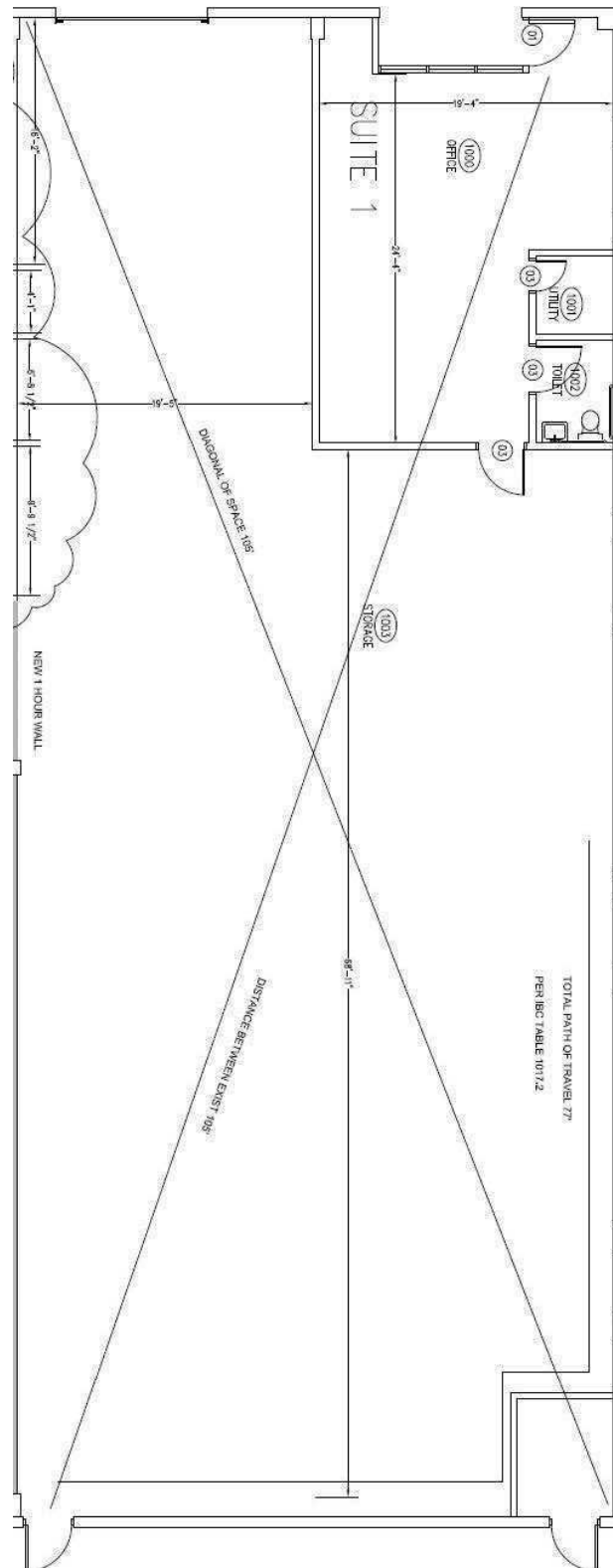


OFFERING SUMMARY

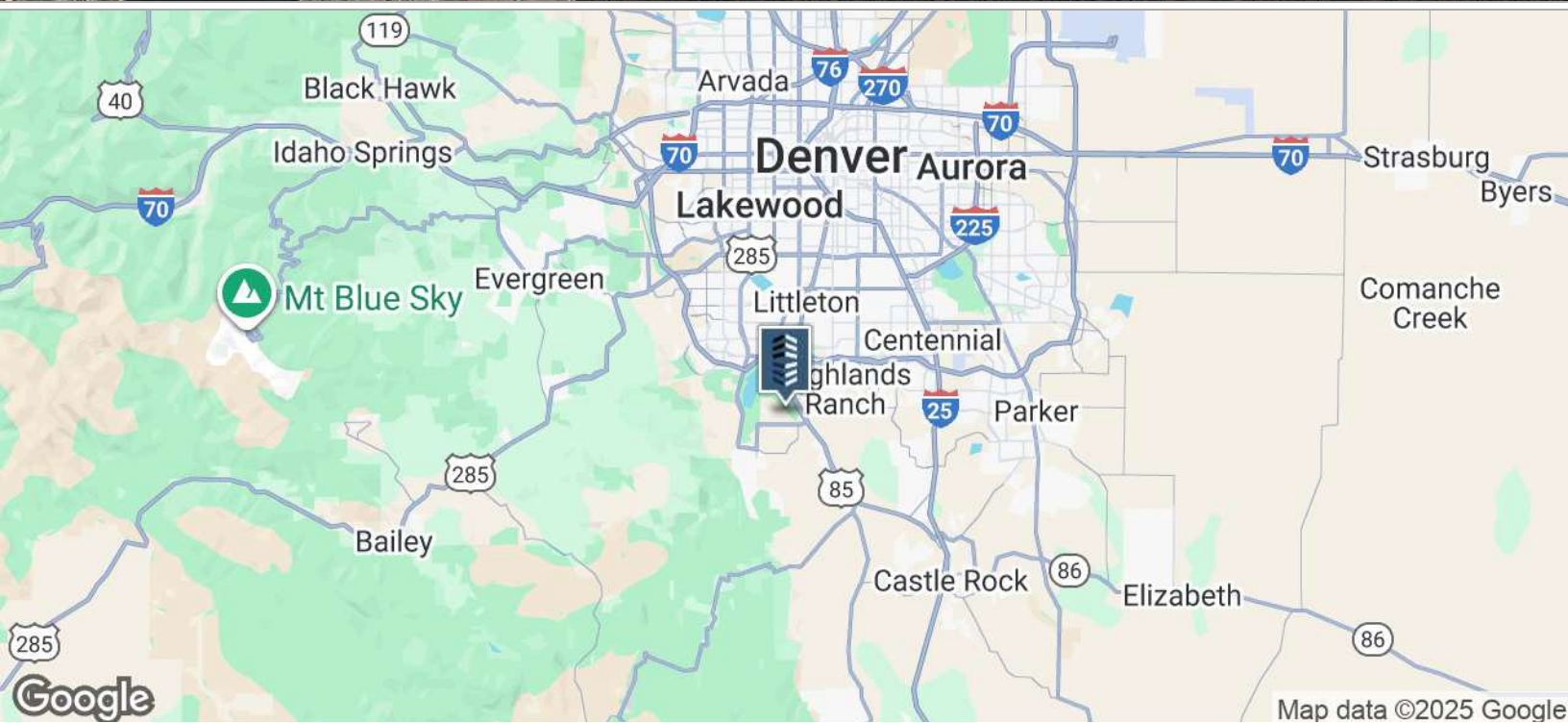
Available SF:	4,000 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Est. NNN:	\$6.27/SF
Sprinklered:	YES (Wet System)
Term:	3-5 Years
City/County:	Littleton/Douglas
Zoning:	General Industrial (GI)
YOC/Renovation:	1984/2025
Loading:	1-10'X12' Drive in
Ceiling Height:	18' Clear

PROPERTY HIGHLIGHTS

- Fantastic southwest location at Santa Fe and C-470
- Unit has minimal office with 16' ceilings
- Great for general office warehousing, manufacturing, distribution
- Permissive GI zoning allows for a long list of uses by right
- Recently Renovated and Painted
- Excellent for GC user, this unit has close proximity to Highlands Ranch community and Sterling Ranch
- Highly functional space with grade level loading through a 10'X12' roll-up
- 18' clear height gives plenty of overhead space for storage
- End cap unit, **fully fire sprinkled**
- Open warehouse area with mezzanine storage area, fully plumbed for air lines and compressor room







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