



**LEASE**

## 9903 Titan Court #12

**AVAILABLE FOR IMMEDIATE OCCUPANCY**

Littleton, CO 80125

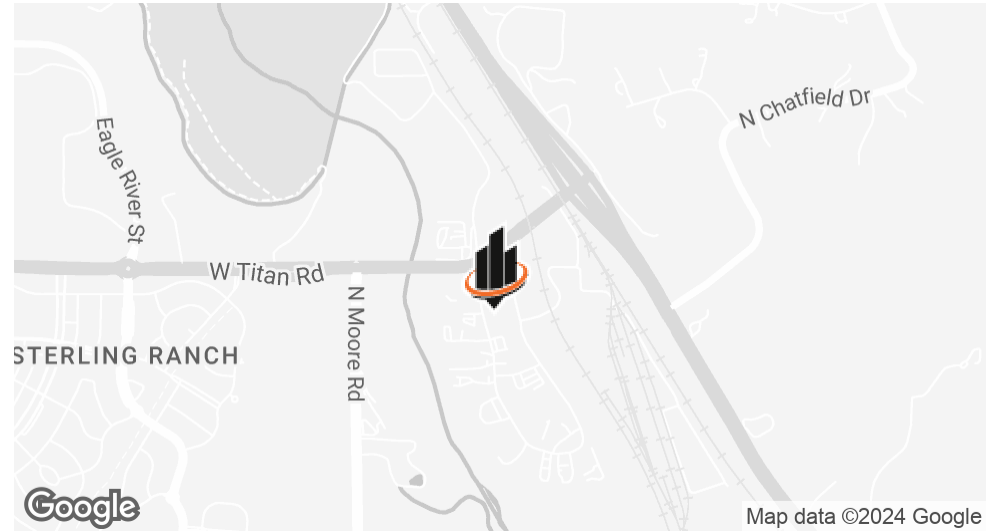
**PRESENTED BY:**

**COREY MURRAY**

O: 303.548.2585

[corey.murray@svn.com](mailto:corey.murray@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.19 SF/yr (NNN)
<b>AVAILABLE SF:</b>	2,366 SF
<b>CLEAR HEIGHT:</b>	14 feet
<b>ZONING:</b>	General Industrial (GI)
<b>FIRE SUPPRESSION:</b>	Wet System
<b>YEAR BUILT:</b>	2000
<b>AVAILABILITY:</b>	Immediate Move In

## PROPERTY DESCRIPTION

Great location just South of C-470 along Santa Fe. This unit features upgraded flooring and a flexible layout. There are four private offices, open area, breakroom, two restrooms and storage space. The space is available for immediate occupancy.

## PROPERTY HIGHLIGHTS

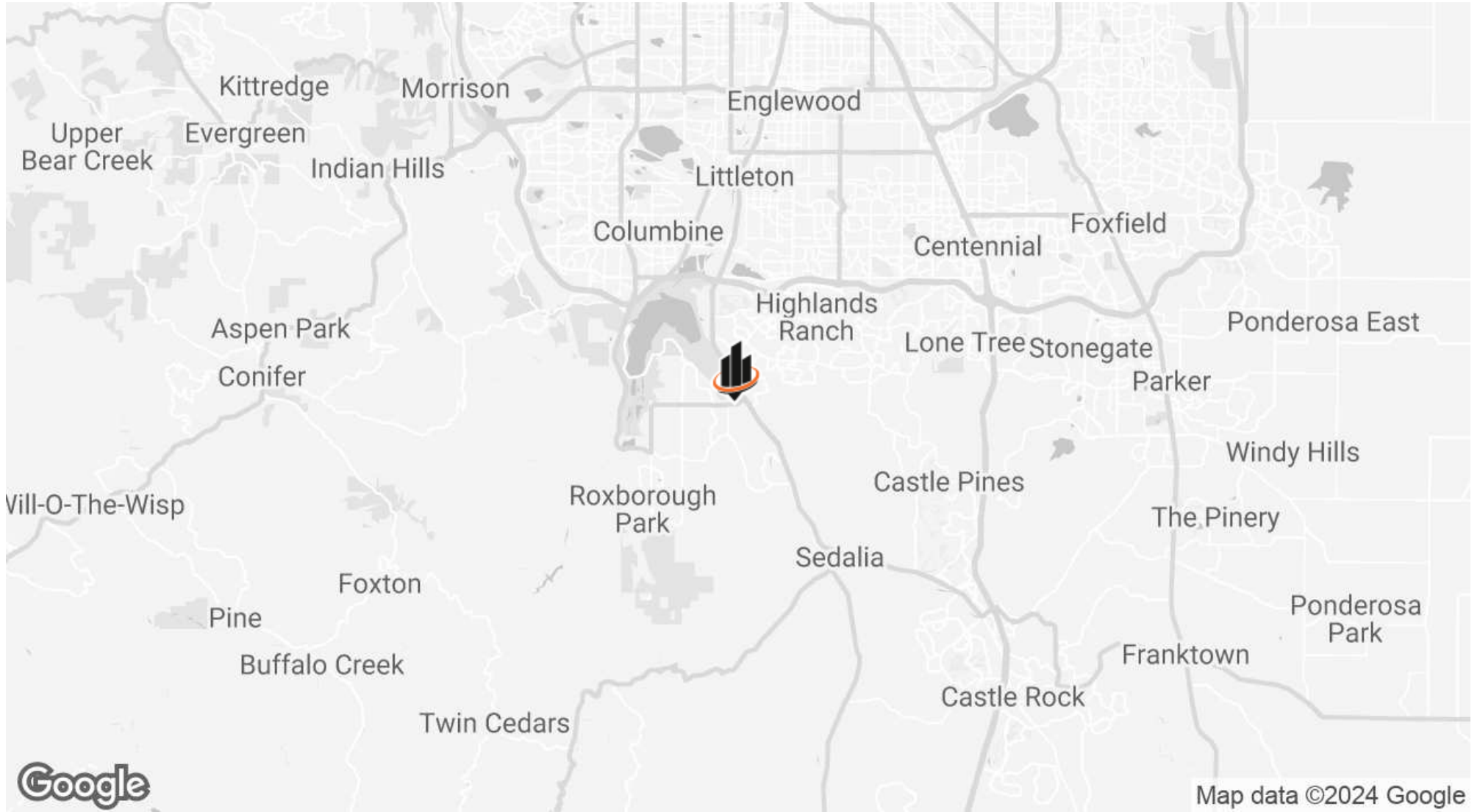
- 12 x 12 drive in door
- ADA restroom
- Floor drain
- Grease trap
- 3 Phase power
- Easy highway access

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# REGIONAL MAP



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