



# AVAILABLE FOR SALE OR LEASE

## Industrial Flex Space



Ken Caryl Business Park

**Location:** 10577 W Centennial Rd  
Littleton, CO 80127

**Building Size:** 30,656 sq ft

**Available:** 14,357 sq ft  
(West Wing)

**Lot Size:** 2.05 Acres

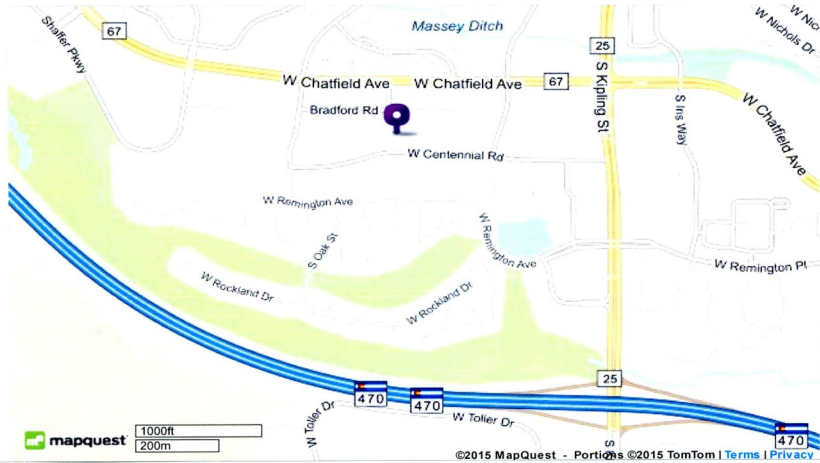
**Year:** 1981

**Lease Rate:** \$10.00 - \$12.00 psf NNN

**CAM Fees:** \$5.85 psf

**Power:** 1,600 AMP/480 Volt

**Sale Price:** \$5,250,000.00



East Wing Available \* Formerly “Blue Spruce Brewery” \* Large 1,200 Sq Ft Walk-In Cooler\* equipped for tenant with brewery or refrigeration requirements \*

Brewery equipment available \* Flex space allows for multiple industrial uses \*

1,600 Amp/40 Volt power \* 2 dock doors plus Drive In Door\* 13 ft Clear plus Sprinkler\*

Exceptional Ken Caryl Location!

Available for Lease or Sale ! Owner Financing Available

Contact Billy Halax 303.550.1211 [halax@303realestate.com](mailto:halax@303realestate.com)