



FOR LEASE

1,700 SF Warehouse W/ Drive In
3736 Norwood Drive #6 | Littleton, CO 80125



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

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



OPEN WAREHOUSE

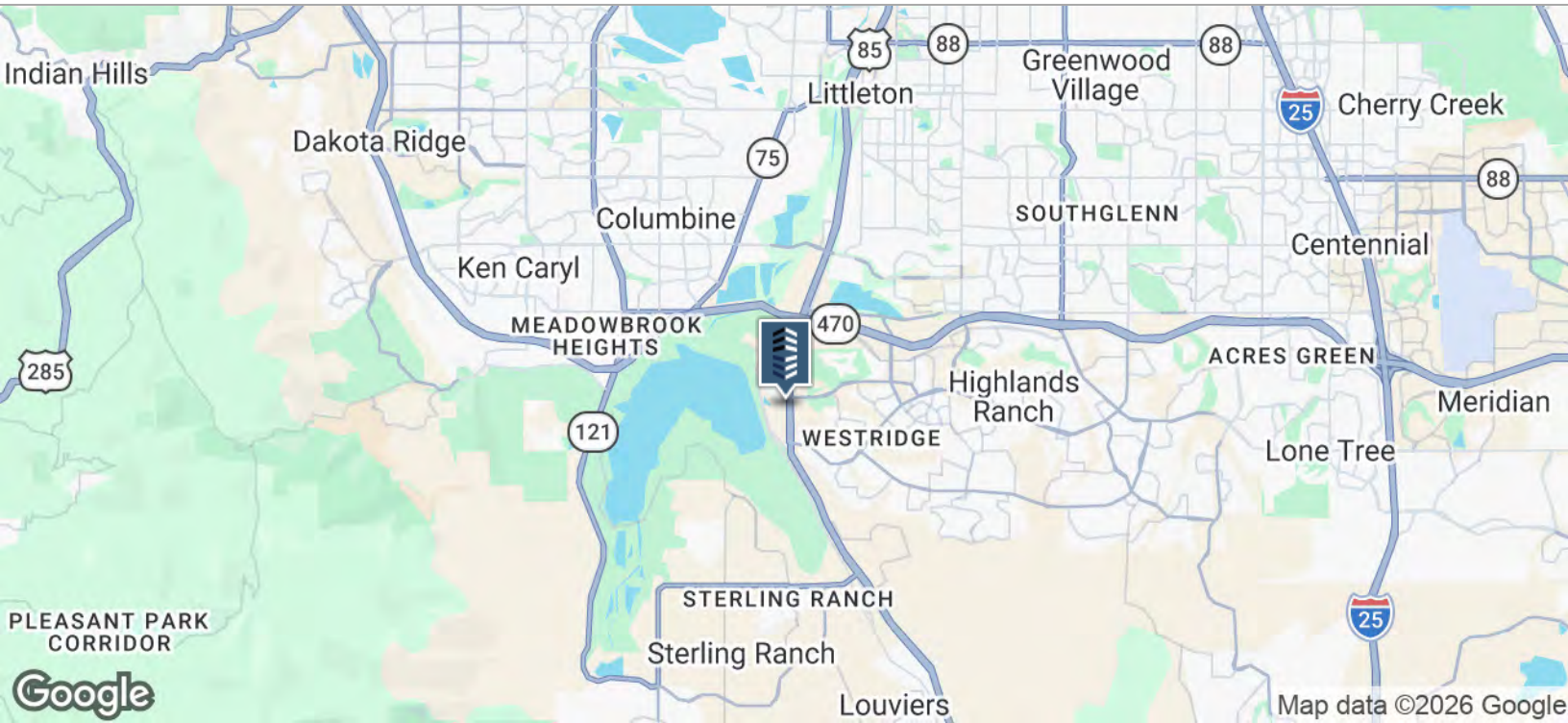
OFFERING SUMMARY

Available SF:	1,700 SF
Lease Rate:	\$15 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
- 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.
- GFA Heaters and Small Window AC Unit





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