



# AVAILABLE FOR SALE OR LEASE

## Industrial Flex Space

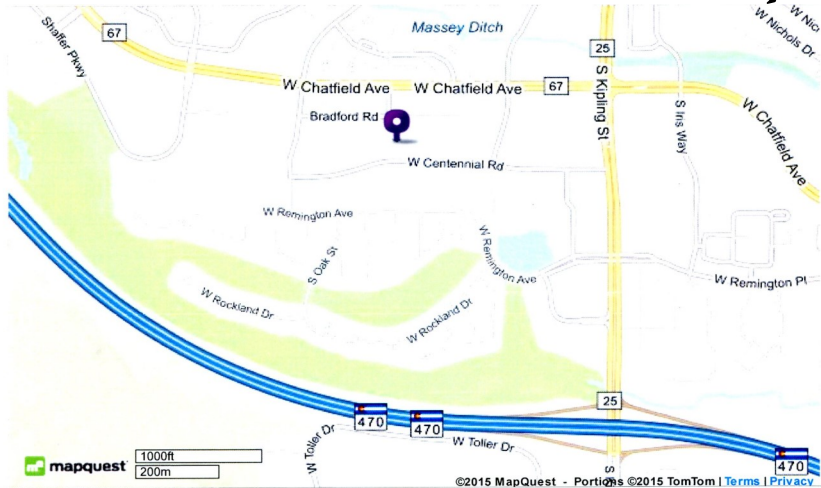


Location: 10577 W Centennial Rd  
Littleton, CO 80127

Building Size: 30,656 sq ft  
Available: 14,357 sq ft  
(West Wing)

Lot Size: 2.05 Acres  
Year: 1981  
Lease Rate: \$10.00 psf NNN  
CAM Fees: \$5.85 psf  
Power: 1,600 AMP/480 Volt  
Sale Price: \$5,250,000.00

## Ken Caryl Business Park



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 uses \* 1,600 Amp/40 Volt power \* 2 dock doors plus Drive In Door\* 13 ft Clear \* Exceptional Ken Caryl Location!

Available for Lease or Sale !  
Owner Financing Available

Contact Billy Halax 303.550.1211 or 303.327.4688