



FOR LEASE

3,400 SF Office Warehouse

3706-3736 Norwood Drive | 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

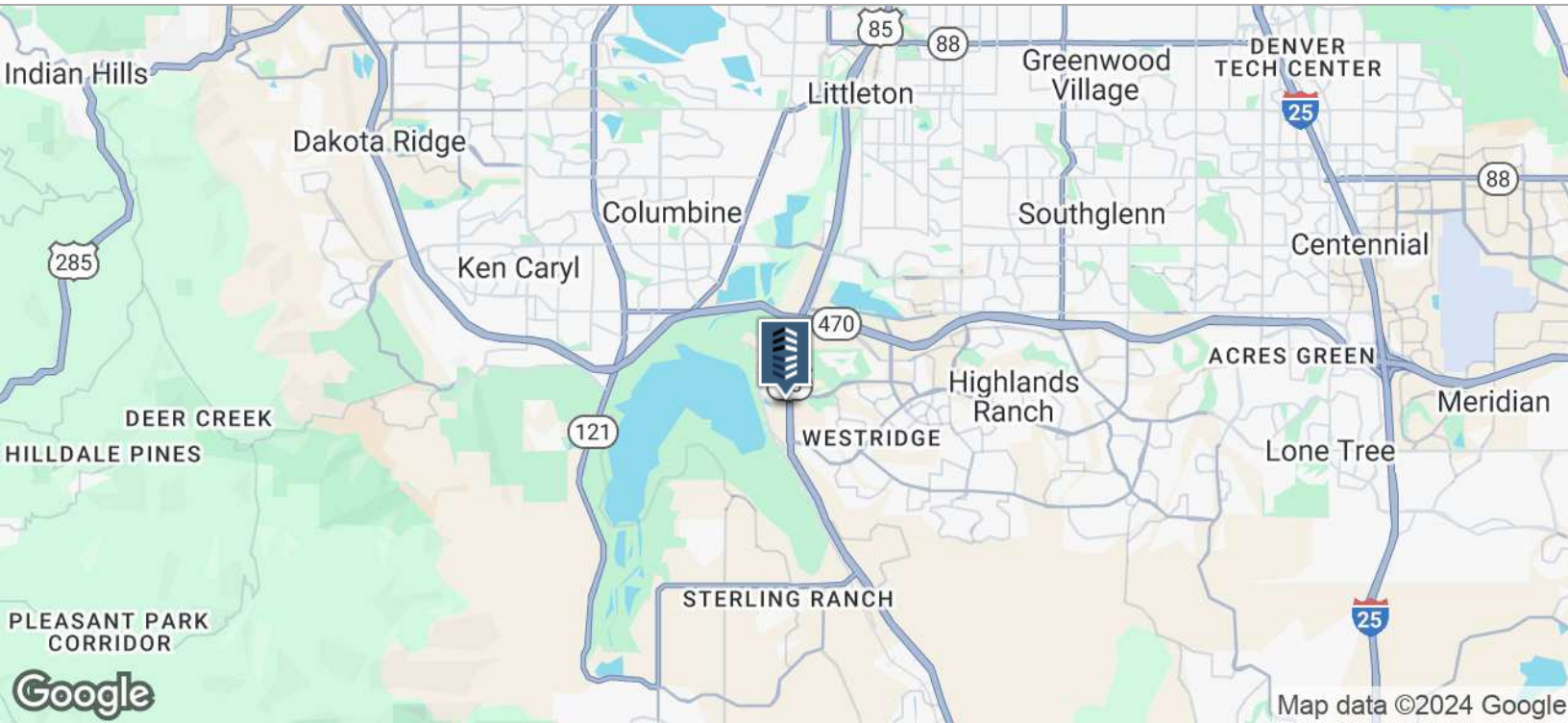
OFFERING SUMMARY

| | |
|------------------------|---------------------|
| Available SF: | 3,400 SF |
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Estimated NNN: | \$6.27/SF |
| City/County: | Littleton/Douglas |
| Loading: | 10x10 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
- Minimal Office
- Utility sink located in warehouse
- Excellent access off Santa Fe
- Off-street parking Available
- New Exterior Updates (paint, stucco, signage)





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