

FOR LEASE

9669 HAVANA STREET, HENDERSON, CO 80640



9,700 SF INDUSTRIAL SHOP/OFFICE WITH YARD \$12.00/SF + NNN

- Newer Building in Excellent Condition
- Diverse Loading - 2 Large Drive-In Doors, 1 Dock Door
- Two-Story Well-Finished Office
- Gated & Fenced Yard
- Industrial Power (Separately Metered)
- Industrial Evaporative Cooling (Warehouse)
- Forced-Air A/C (Office)
- 16 Exclusive Parking Spaces, including 2 ADA Spaces

Total Building Size:	19,687 SF
Year Built:	2017
Zoning:	Mountain View PUD
Property Taxes (2025):	\$78,968.06 (\$4.01/SF)
Loading:	2 - 12'x14' Drive-In 1 - 10'x10' Dock
Total Site Size:	1.4 Acres
Clear Height:	18'-24'



OFFICES



1ST FLOOR

- Reception Area
- 3 Individual Offices
- Large Kitchenette/Break Room
- 2 Restrooms (Male & Female)
- Storage & IT Closet



2ND FLOOR

- 4 Individual Offices
- Large Conference Room
- 1 Unisex Restroom

WAREHOUSE





MARK GOODMAN, SIOR

mgoodman@goodmancommre.com
W 720-440-6270



DREW GOODMAN, ACoM

dgoodman@goodmancommre.com
W 720-440-6270

