

# FOR SALE

9740-9748 TITAN COURT, LITTLETON, CO 80125



## PROPERTY OVERVIEW

BUILDING TYPE: INDUSTRIAL CONDOMINIUMS

UNIT SIZE / LIST PRICE:  
UNIT 4015: 1,650 SF / \$516,000  
UNIT 4017: 1,650 SF / \$465,000  
UNIT 4019: 1,650 SF / \$465,000  
UNIT 4021: 1,650 SF / \$530,000  
UNIT 4814: 1,000 SF / \$395,000

LOT SIZE: 3.58 AC

ZONING: GENERAL INDUSTRIAL

POWER: 100A, SINGLE-PHASE

CONSTRUCTION TYPE: METAL/STEEL WITH STONE FACADE

YOC: 2023

OWNER ASSOCIATION FEES: UNITS 4015-4021: \$280/MO  
UNIT 4814: \$230/MO



## PROPERTY FEATURES

- Ideal for business, personal, or auto storage
- Located in a secure, gated community
- Quick access to CO Highway 85 and C-470

## PROPERTY HIGHLIGHTS

- Water bib/gas bib
- High efficiency electric heat
- LED lighting
- Temperature controlled units
- Common restrooms and clubhouse (Phase II)



FOR MORE INFORMATION, PLEASE CONTACT

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