



AVAILABLE FOR SALE OR LEASE

Industrial Flex Space



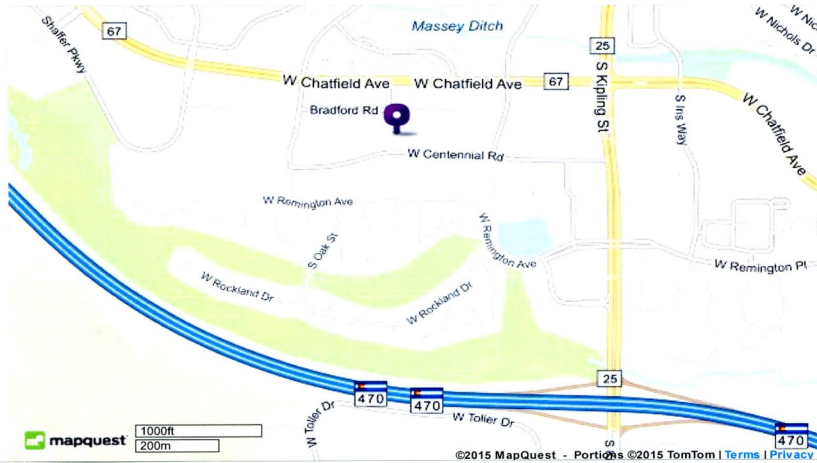
Ken Caryl Business Park

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: \$8.00 -\$10.00 psf NNN
 CAM Fees: \$5.85 psf
 Power: 1,600 AMP/480 Volt
 Sale Price: \$5,250,000.00



East Wing Available * 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 industrial uses * 1,600 Amp/40 Volt power * 2 dock doors plus Drive In Door* 13 ft Clear plus Sprinkler* Exceptional Ken Caryl Location!
 Available for Lease or Sale ! Owner Financing Available

Contact Billy Halax 303.550.1211 halax@303realestate.com