

Industrial Flex Space for Lease

3911 NORWOOD DRIVE, LITTLETON, CO 80125



Overview

Hoff & Leigh is proud to bring you this rare office / warehouse end cap unit located off C-470 and Santa Fe. With 16' clear height in the warehouse, 12' drive-in door, small entry / waiting room and full office build out in the front, this unit is perfect for any small business.

We have plenty of parking and beautiful mountain views so don't miss out on this great industrial condo. Availability is rare and this unit will lease quickly. Contact Hoff & Leigh to book a showing today.

2,168 SF x \$16.00 SF/YR + \$6.14 NNN (\$1,108.76) = \$3,999.42 / Month

*Water & Sewer included in CAMs

* Electric and Internet not included

AVAILABLE 2/1/2025

Unit:	Size:	Lease Rate:
A (Available 2/1/2025)	2,168 SF	\$16.00 SF/YR + \$6.14 PSF NNN = \$3,999.42/ Month

Highlights

- Located Off Santa Fe & C-470
- Open Warehouse with 16' Ceiling Clearance
- Full Front Office with HVAC
- End Cap Unit
- Abundant Parking
- Heated Warehouse

Property Details

	Lease Rate \$16.00 SF/YR (+ \$6.14 PSF NNN)		Building Size 2,168 SF
	Lot Size 2.0 Acres		Zoning G-1

Rev: January 13, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Brandon Langiewicz, SIOR

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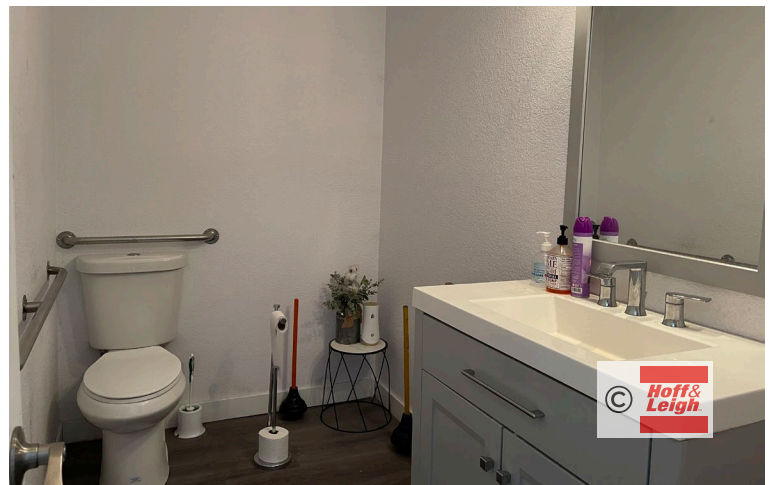
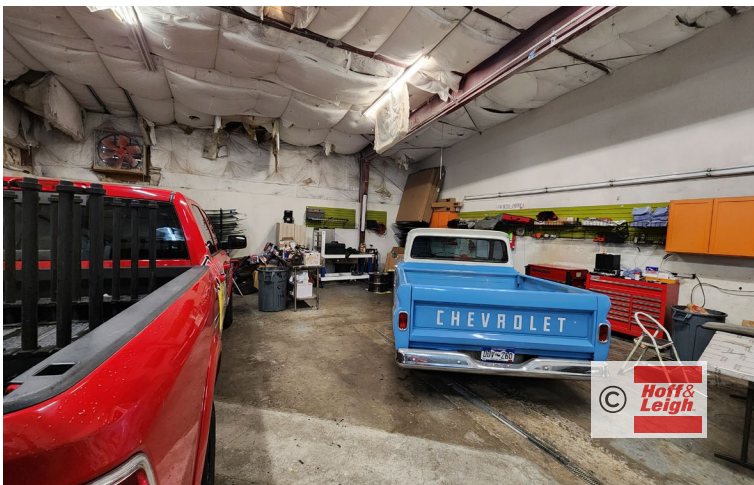
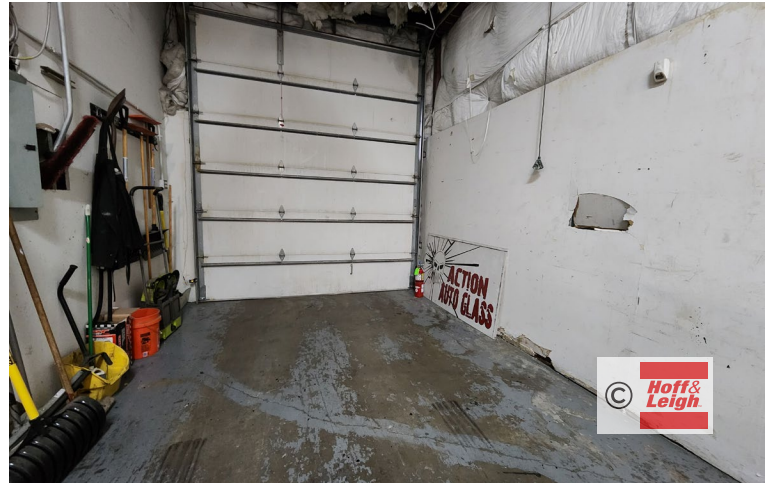


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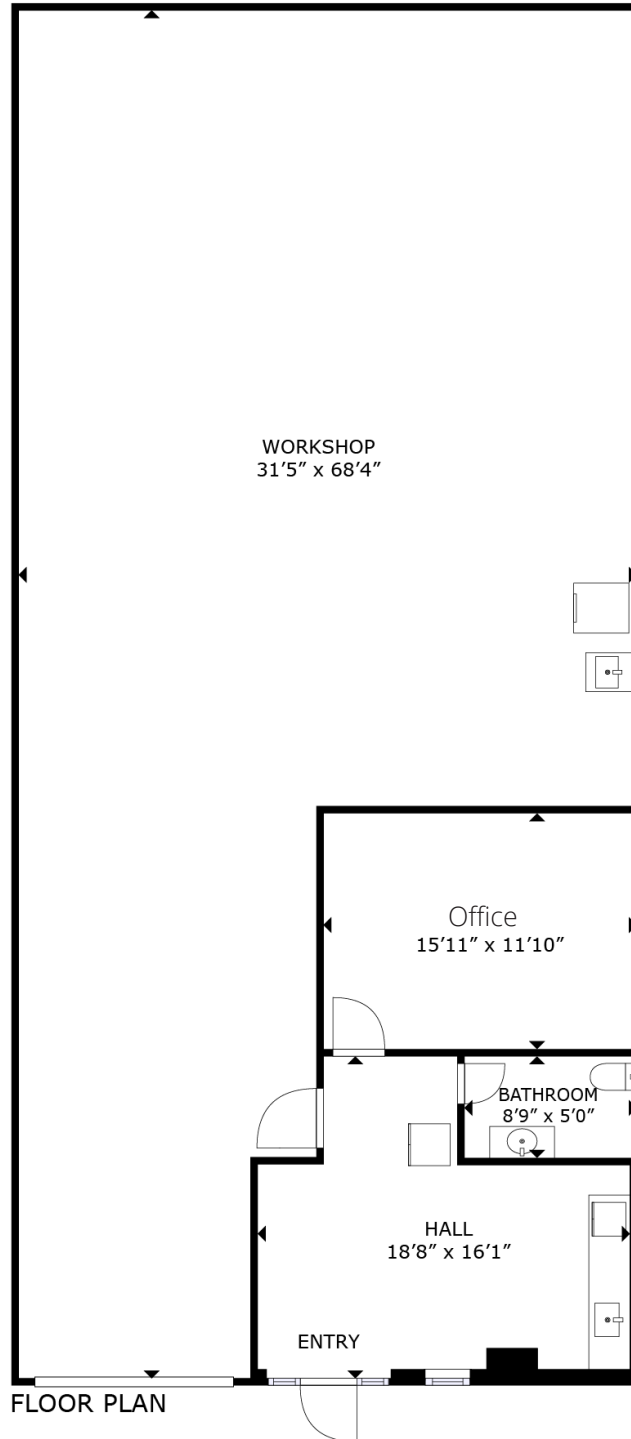
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DEMOGRAPHICS



63,174
Population



43.1
Median Age



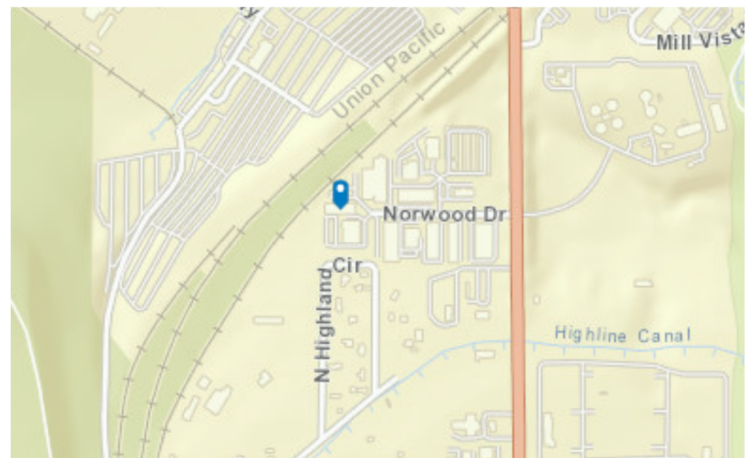
2.5
Average
Household Size



\$129,612
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Santa Fe Dr	1,621	0.2
Drway Dr	35,000	0.2
W Riverview Pkwy	3,462	0.3
Blakeland Dr	1,689	0.3
Division St	1,493	0.4



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