



FOR LEASE

4,000 SF Office Warehouse With 12' Drive In
3852 Norwood Drive Unit 1 | Littleton, CO 80125



Located Right Off Santa Fe Dr & C-470
Permissive Heavy Industrial Zoning

CONTACT:

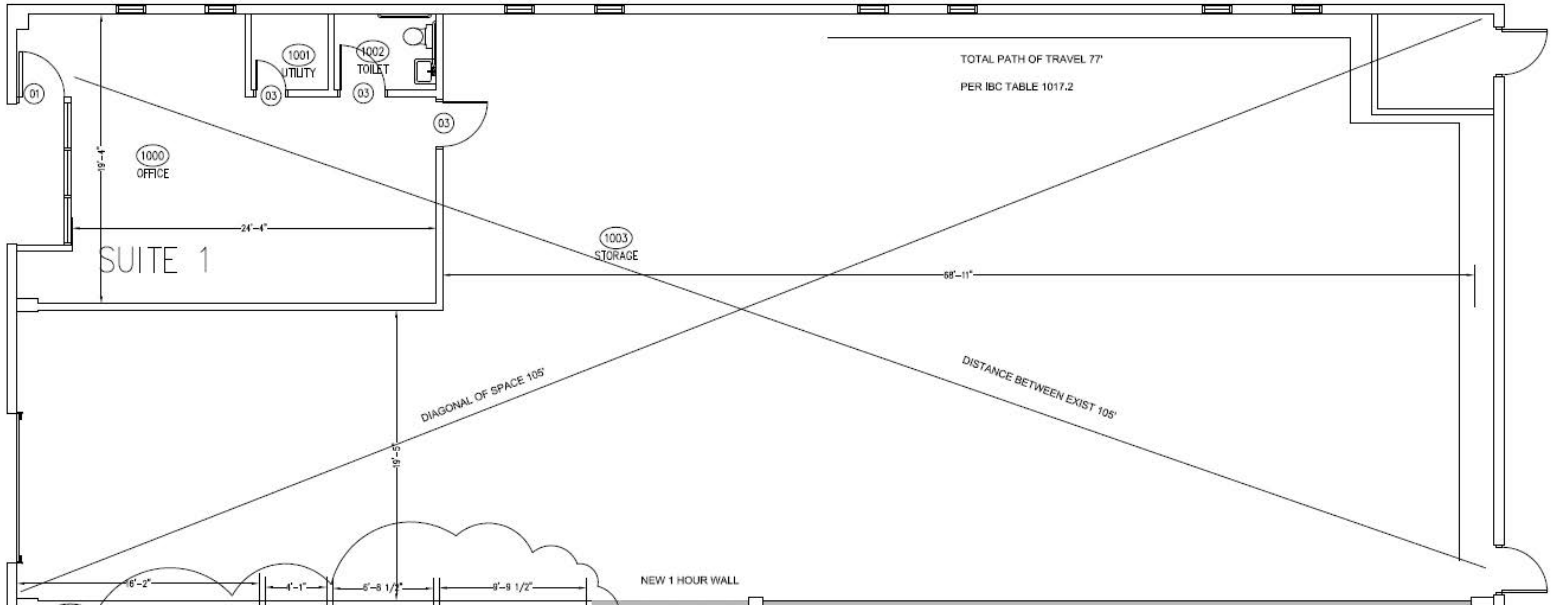
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OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Estimated NNN:	\$4.36/SF
City/County	Unincorp Douglas
Loading:	Drive In (10'x12')
Sprinklered:	YES (Wet System)
Parking :	2.5:1000
Ceiling Height:	16' -18' Clear
Zoning	G-I

PROPERTY HIGHLIGHTS

- Fantastic southwest location just off of C-470 and Santa Fe
- Permissive G-I Zoning, Douglas County's heaviest industrial zoning
- 4,000 SF Units are completely free span (no columns)
- Building signage available
- Ample off-street parking
- Great for general office warehouse, manufacturing, and distribution.
- Excellent local ownership
- New Exterior Updates just completed! (paint, stucco, signage)
- Most units have 20% office finish, mezzanine storage



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