



FOR LEASE - MULTIPLE UNITS!

3,000 SF Office Warehouse - Corner Units

3706 Norwood Drive #17 & #8 | Littleton, CO 80125



Permissive General Industrial Zoning

CONTACT:

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OPEN WAREHOUSE

OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$15 SF/yr (NNN)
Estimated NNN:	\$4.86/SF
City/County	Littleton/Douglas
Loading:	10x10 Drive In Door
Parking :	2.5:1000
Ceiling Height:	14' Clear
Zoning	G-I

PROPERTY HIGHLIGHTS

- Corner Unit with Great Exposure to Santa Fe
- Fantastic southwest location just off of C-470 and Santa Fe
- G-I Zoning which is Douglas County's heaviest industrial zoning
- 800 SF of Office/Reception/Customer Facing space
- Excellent access off Santa Fe
- Off-street parking Available
- Great for general office warehouse, manufacturing, and distribution.
- New Exterior Updates (paint, stucco, signage)
- Floor drain in place
- Mezzanine area for Extra Storage





FREESPAN WAREHOUSE

OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Estimated NNN:	\$4.86/SF
City/County:	Littleton/Douglas
Loading:	10x10 Drive in Door
Parking:	2.5:1,000 SF
Ceiling Height:	14' Clear
Zoning:	GI

PROPERTY HIGHLIGHTS

- Corner Unit - Freespan Warehouse
- Fantastic southwest location just off of C-470 and Santa Fe
- G-I Zoning which is Douglas County's heaviest industrial zoning
- Conference room sized office buildout
- Utility sink located in warehouse
- 1 bathroom
- 2 floor drains connected to sand trap interceptor
- Excellent access off Santa Fe
- Off-street parking Available
- New Exterior Updates (paint, stucco, signage)





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