

FOR LEASE - MULTI-BUILDING INDUSTRIAL W/ YARD

20,000
SQUARE FEET*

53
ACRE LOT

5
BUILDINGS*

GENERAL
INDUSTRIAL
ZONING

SANTA FE DR

- ← DOWNTOWN DENVER
20 MILES
- CASTLE ROCK
15 MILES
- COLORADO SPRINGS
55 MILES



5 BUILDING* PROPERTY WITH WAREHOUSES, OFFICE, CRANES, AND OUTDOOR STORAGE SPACE

OFFERED BY:

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9002 Moore Rd.
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Total Building SF:	20,000*
Lot Size:	~53 AC/~35 AC Usable
Lease Rate:	\$25 SF (NNN)
Est. NNN:	\$3.25/SF
Year Built:	1974-2001
Building Size:	Littleton/Douglas
Zoning:	GI

PROPERTY OVERVIEW

This 5-building* industrial property spans approximately 53 acres (~30-35 Usable) and offers an ideal setup for heavy industrial users. The site includes an office building, a large warehouse equipped with a bridge crane, an equipment service building, and two additional storage structures. Situated directly off S. Santa Fe Drive, the property provides unmatched access to the Denver metro area, Castle Rock, and Colorado Springs. Additional features include an equipment wash pit, outdoor bridge cranes, above-ground gas pumps, and a fully fenced yard area, making it a rare and highly functional industrial yard opportunity in this corridor.

PROPERTY HIGHLIGHTS

- 5 Total Buildings* - Size and Loading Detailed in Following Pages
- GI Zoning - Douglas County's Heaviest Industrial Zoning that Allows Outdoor Storage
- Additional Improvements Include - Equipment Wash Pit, Outdoor/Indoor Bridge Cranes, Above Ground Gas Pumps
- Multiple Entry Points & Secured Yard Space
- Easy Access to Denver Metro and Colorado Springs via S Santa Fe/I-25
- ***Owner Currently Uses Building 2 on the Outline on Page 3, Call Greg or Earl for More Details**



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OFFICE FLOORPLAN



CRANE WAREHOUSE



ADDITIONAL WAREHOUSE



OFFICE



AERIAL



LOCATION MAP

