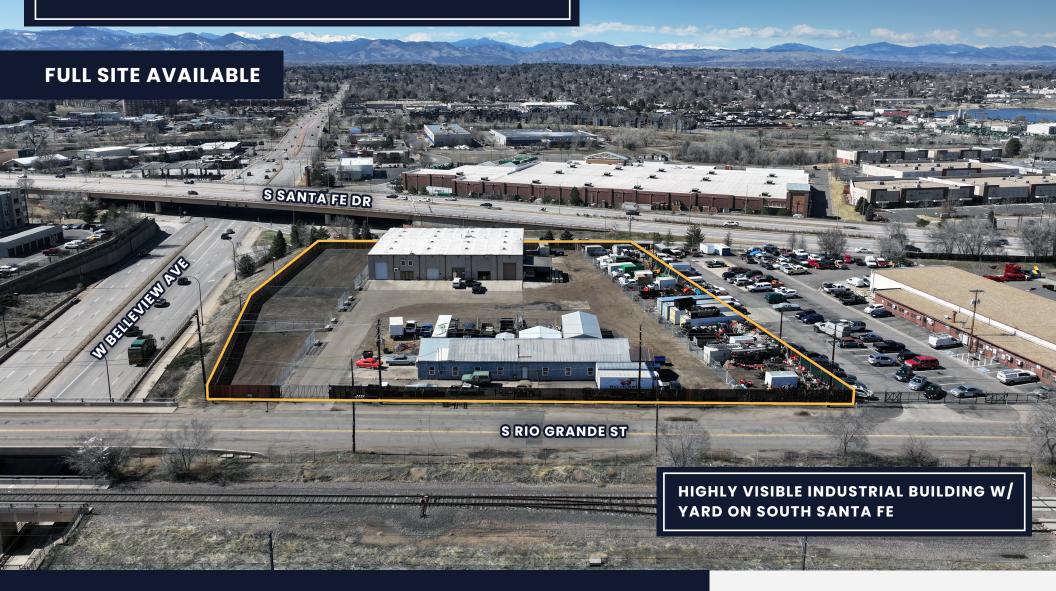
5081-5099 | SRIO GRANDE ST LITTLETON, CO 80120

FOR LEASE 15,000 SF ON 2.31 ACRES



BRETT MACDOUGALL

Vice President 303.512.2736 bmacdougall@uniqueprop.com

MICHAEL DESANTIS

Vice President 303.512.1194 mdesantis@uniqueprop.com

CARSON LANG

Broker Associate 720.881.6344 clang@uniqueprop.com



400 S Broadway | Denver, Colorado 80209 www.uniqueprop.com | 303.321.5888

EXECUTIVE SUMMARY

5081 S Rio Grande St is a well-located industrial property located at the intersection of S Santa Fe Dr and W Belleview Ave, offering excellent access and visibility in a high-demand industrial/retail corridor. Sitting on over 2 acres of industrially zoned land, this property provides fenced outdoor storage and high & low clear warehouse units, making it ideal for a range of industrial businesses. With a traffic count of over 50,000 VPD, this highly visible site offers an extremely rare opportunity to take advantage of one of the best locations in Southwest Denver.

HIGHLIGHTS

- Market Full Site Available for Tenant
- Duilding A 12,000 SF w/ 18' Clear & 5 Oversized Drive-In Doors
- Building B 3,000 SF w/ 12' Clear & 1 Drive-In Doors
- Fenced Outdoor Storage Currently Split Up in Multiple Units

LEASE RATE

Contact Broker

BLDG SIZE (COMBINED)

+/- 15,000 SF

LOT SIZE

2.31 Acres

OF BLDGS

Two (2)

ZONING

IP

TAXES

\$54,868 (2024)

CITY/COUNTY

Littleton/Arapahoe



PRIME INFILL OUTDOOR STORAGE SITE - LARGE SIGNAGE/BILLBOARD OPTIONS

PROPERTY SUMMARY

BUILDING A 5081 S RIO GRANDE ST	
Size:	12,000 SF
Construction Type: YOC:	Masonry 1976
Clear Height:	18′
Loading:	Five (5) Drive Ins: Four - 10' x 14' One - 10' x 10'
Unit Count:	Three (3) Units

BUILDING B 5099 S RIO GRANDE ST	
Size:	3,000 SF
Construction Type: YOC:	Metal 1925
Clear Height:	12'
Loading:	One (1) Drive In (12' x 12')
Unit Count:	One (1) Unit
Occupancy:	Month-to-Month Tenant

YARD AREA:	
Total Lot Size:	2.31 Acres
Current Leaseable Yard Units:	+/- 40,238 SF
Attributes:	
Yard Units:	Thirteen (13) Units
Occupancy:	55% 10/13 Units Month-to-Month Tenants



SITE OVERVIEW



Nearby Major Cross Streets:

S Santa Fe Dr & W Belleview Ave

Total Land Area:

100,623 SF

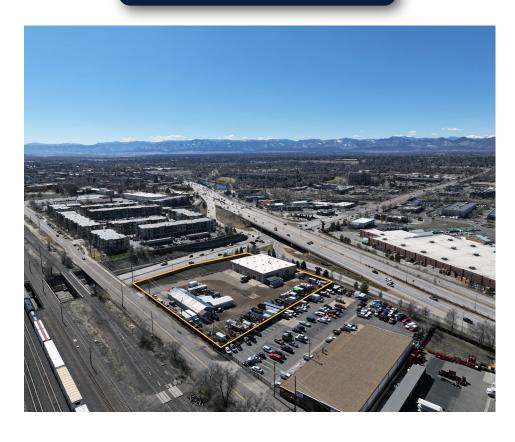
Outdoor Storage

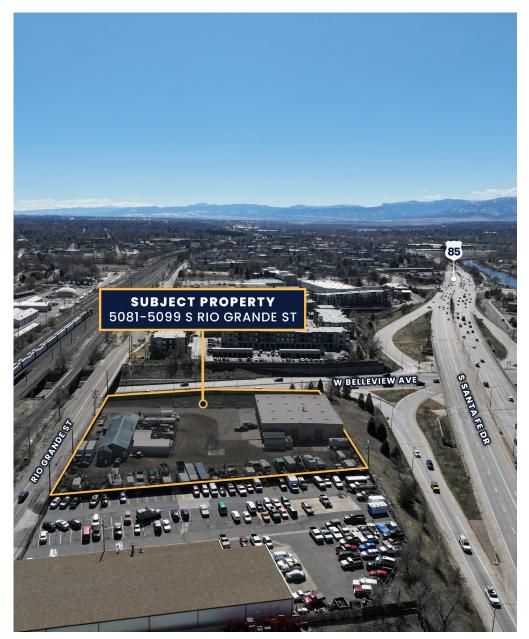
Permitted (subject to **Special Standards**)

Zoning:

IΡ

CLICK HERE FOR ZONING INFORMATION





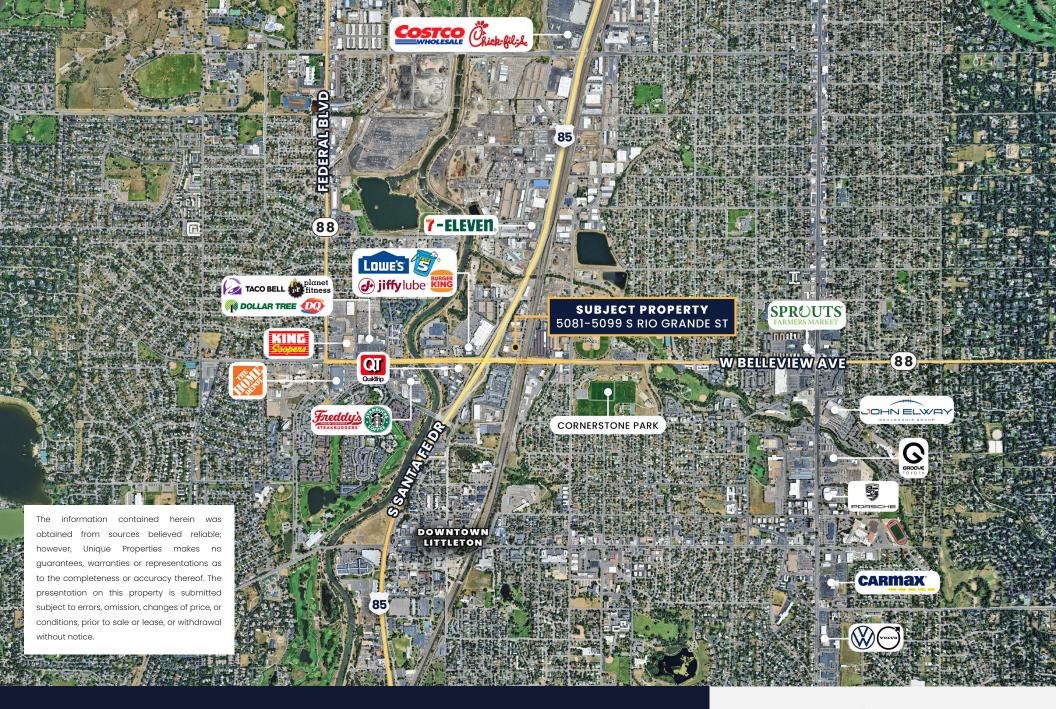
PROPERTY PHOTOS











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