

5081-5099

S RIO GRANDE ST
LITTLETON, CO 80120

FOR LEASE
15,000 SF ON 2.31 ACRES

FULL SITE AVAILABLE



**HIGHLY VISIBLE INDUSTRIAL BUILDING W/
YARD ON SOUTH SANTA FE**

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EXECUTIVE SUMMARY

5081 S Rio Grande St is a well-located industrial property located at the intersection of S Santa Fe Dr and W Bellevue 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.

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

HIGHLIGHTS

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



PRIME INFILL OUTDOOR STORAGE SITE – LARGE SIGNAGE/BILLBOARD OPTIONS

PROPERTY SUMMARY

BUILDING A | 5081 S RIO GRANDE ST

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

All units can be combined to a contiguous 12,000 SF

BUILDING B | 5099 S RIO GRANDE ST

Size:	3,000 SF
Construction Type:	Metal
YOC:	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:	<ul style="list-style-type: none"> Asphalt/road base Partially lit Fully fenced and screened
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 <i>Special Standards</i>)
Zoning:	IP

CLICK HERE FOR ZONING INFORMATION



PROPERTY PHOTOS



COSTCO
WHOLESALE

Chick-fil-z

FEDERAL BLVD

88

7-ELEVEN

85

TACO BELL
planet fitness
DOLLAR TREE
DQ

LOWE'S
jiffy lube
BURGER KING

SUBJECT PROPERTY
5081-5099 S RIO GRANDE ST

SPROUTS
FARMERS MARKET

KING
Scoopers

THE HOME
DEPOT

QT
Quiktrip

W BELLEVUE AVE

88

Freddy's
STEAKBURGERS
STARBUCKS
COFFEE

CORNERSTONE PARK

S SANTA FE DR

DOWNTOWN
LITTLETON

JOHN ELWAY
DEALERSHIP GROUP

G
GROOVE
TOYOTA

PORSCHE

CARMAX

VW
VOLVO

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