



FOR LEASE - IOS SITE

5,760 SF ON 2.5 AC

9791 Titan Park Cir | Littleton, CO 80125

RATE REDUCED!



Titan Park Cir.

HARD TO FIND SOUTHERN METRO IOS SITE WITH OFFICE/WAREHOUSE AND STORAGE BLDG

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OFFERING SUMMARY

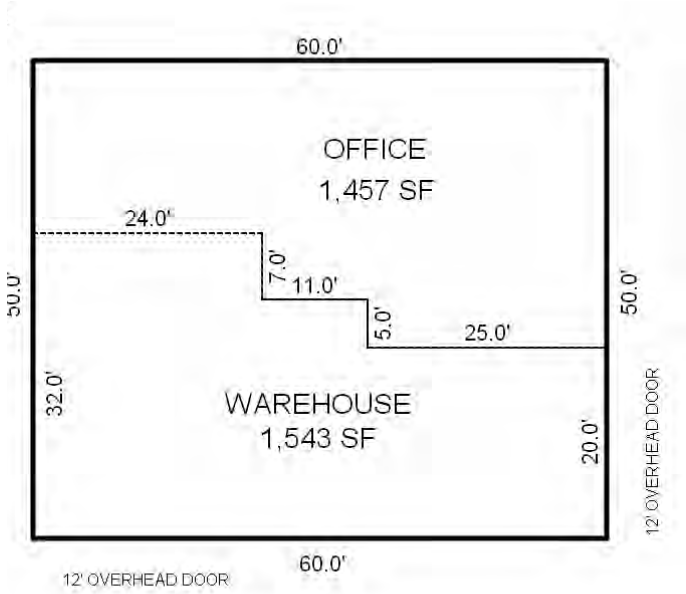
Total Available SF:	5,760 SF
Lease Rate:	\$23/SF NNN \$30/SF NNN
Est. NNN:	\$5.61/SF
Lot Size:	2.49 Acres
Office/Warehouse SF:	3,360 SF
Quonset Hut SF:	2,400 SF
Loading:	4 Drive In Doors
Clear Height:	12'-16'
Power:	200a TBV
Year Built:	1985
Zoning:	GI

PROPERTY OVERVIEW

Located in one of Douglas County's few true industrial zones, this property offers unmatched access near US Highway 85 and Titan Parkway. The site provides direct connectivity to Downtown Denver, Castle Rock, and Colorado Springs via I-25, making it ideal for logistics, manufacturing, or distribution users. Zoned GI (General Industrial), the property supports a wide range of uses and operational flexibility rarely available in the county. Its prime location, accessibility, and versatility make it a standout opportunity for businesses seeking a central foothold in the growing south metro industrial corridor.

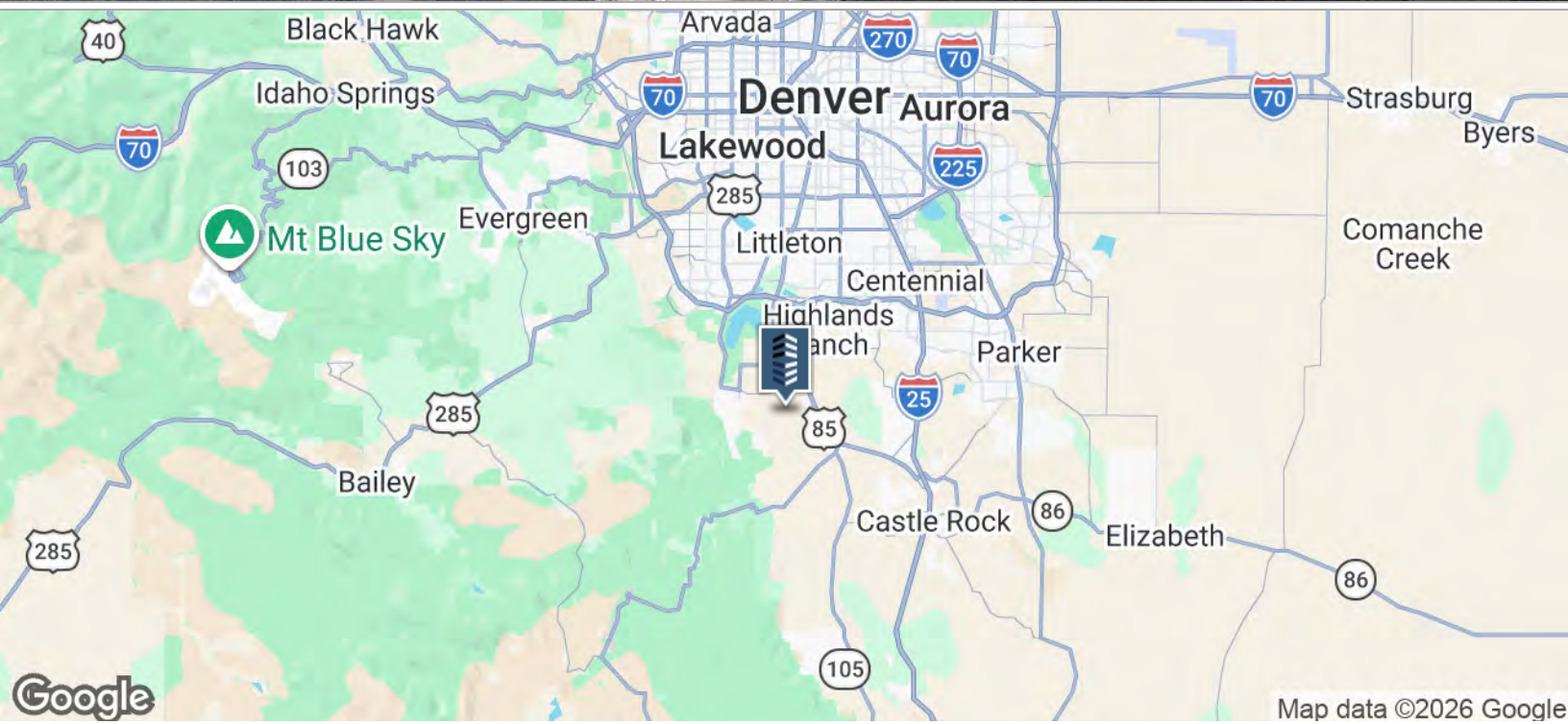
PROPERTY HIGHLIGHTS

- Functional Office/Warehouse building with bullpen, private offices, kitchenette, bathroom (with shower), and Freespan Warehouse & Quonset Hut
- Warehouse Loading: 2 - 12'x12' Drive in Doors & 1 - 7'x14' Drive in Door
- Quonset Hut has power and a used oil heater
- Quonset Hut Loading: 1 - 12'x14' Drive in Door - 16'+ Clear Height
- Expansive Yard with Crushed Rock and Road Base
- Zoning Allows outside Storage
- Signage on Titan Park Circle
- Heated Pressure Washer included









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