

# FOR SALE

9740-9748 TITAN COURT, LITTLETON, CO 80125



## PROPERTY OVERVIEW

BUILDING TYPE:	INDUSTRIAL CONDOMINIUMS
UNIT SIZE / LIST PRICE:	UNIT 4015: 1,650 SF / \$516,000 UNIT 4017: 1,650 SF / \$465,000 UNIT 4019: 1,650 SF / \$465,000 UNIT 4021: 1,650 SF / \$530,000 UNIT 4814: 1,000 SF / \$395,000
LOT SIZE:	3.58 AC
ZONING:	GENERAL INDUSTRIAL
LOADING:	ONE (1) 14'X14' DRIVE-IN
CLEARANCE:	14' TO MEZZANINE
POWER:	100A, SINGLE-PHASE
CONSTRUCTION TYPE:	METAL/STEEL WITH STONE FACADE
YOC:	2023
OWNER ASSOCIATION FEES:	UNITS 4015-4021: \$280/MO UNIT 4814: \$230/MO



## PROPERTY FEATURES

- Ideal for business, personal, or auto storage
- Located in a secure, gated development
- Quick access to CO Highway 85 and C-470
- Common Restrooms and Clubhouse (Phase II)

## UNIT HIGHLIGHTS

- Water and gas bib
- High efficiency electric heat
- LED lighting



FOR MORE INFORMATION, PLEASE CONTACT

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