UNIQUE PROPERTIES℠

TCN WORLDWIDE REAL ESTATE SERVICES

FOR SALE

9861 Titan Bldg. #B

9861 Titan Park Circle #B | Littleton, CO 80125

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SALE OPPORTUNITY | INDUSTRIAL

9861 TITAN PARK CIRCLE #B

OFFERING SUMMARY

Sale Price:	$1,650,000
Ceiling Height:	13'-16' clear
Year Built:	2019
Building #B Size:	3,750 SF
Zoning:	G-1 Industrial
Grade Level Doors:	2
Property Taxes:	$24,478

PROPERTY HIGHLIGHTS

- Zoned heavy industrial in Douglas County
- 3,750 SF total demised into 2,500 SF and 1,250 SF spaces (can be multi-tenant)
- Approximately 700 SF of total office space
- 1,250 SF with an 10'x12' drive in door and a single ADA restroom.
- 2,500 SF with a 12'x12' drive-in door, kitchenette, ADA restroom, reception and one private office.
- Easy access of S. Santa Fe Drive at West Titan Road
- Approximately 15,000 SF of outdoor storage area
- 2019 construction
- 3 Phase 400 amps of power

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9861 TITAN BLDG. #B

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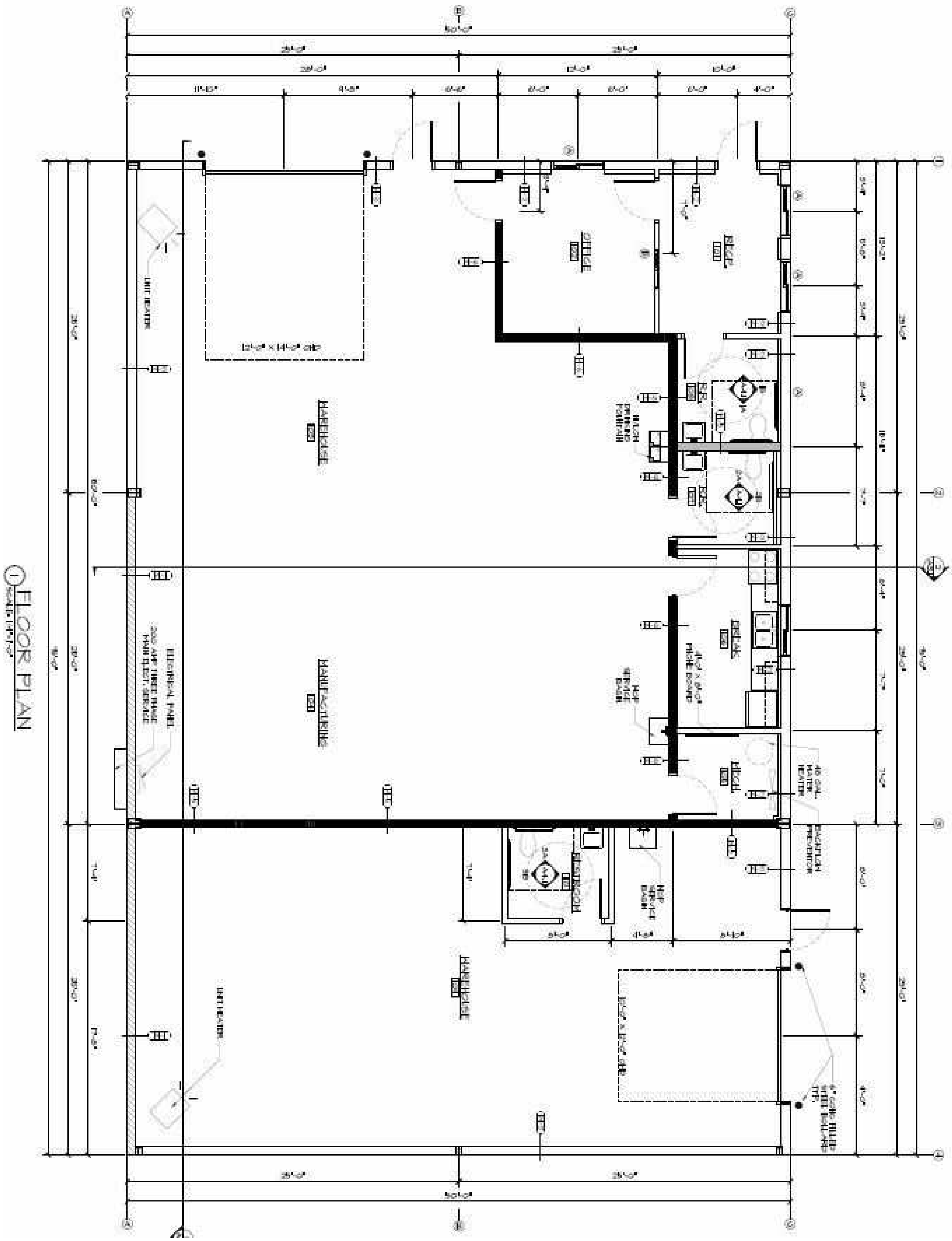
FLOOR PLAN



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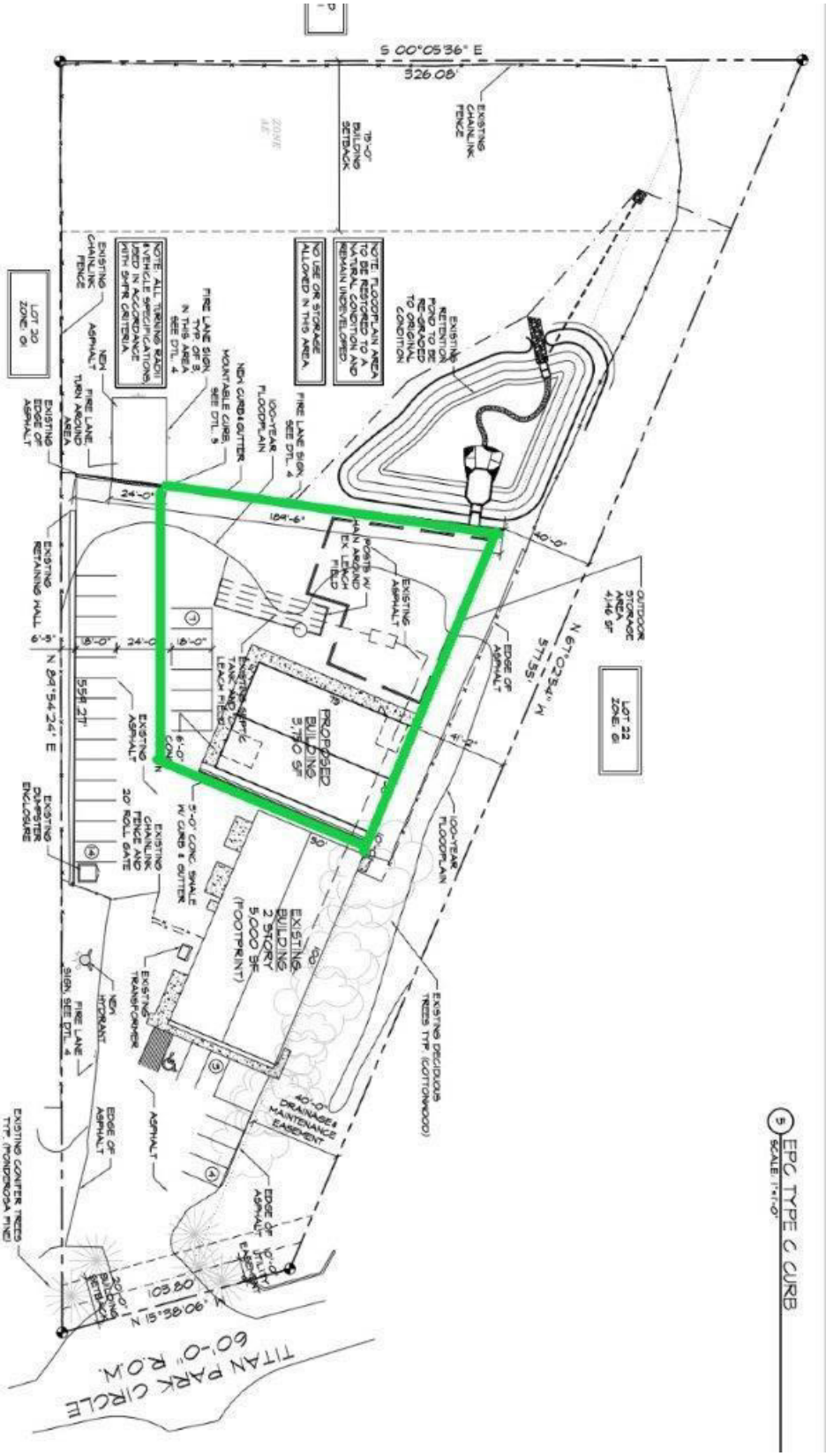
SITE PLAN



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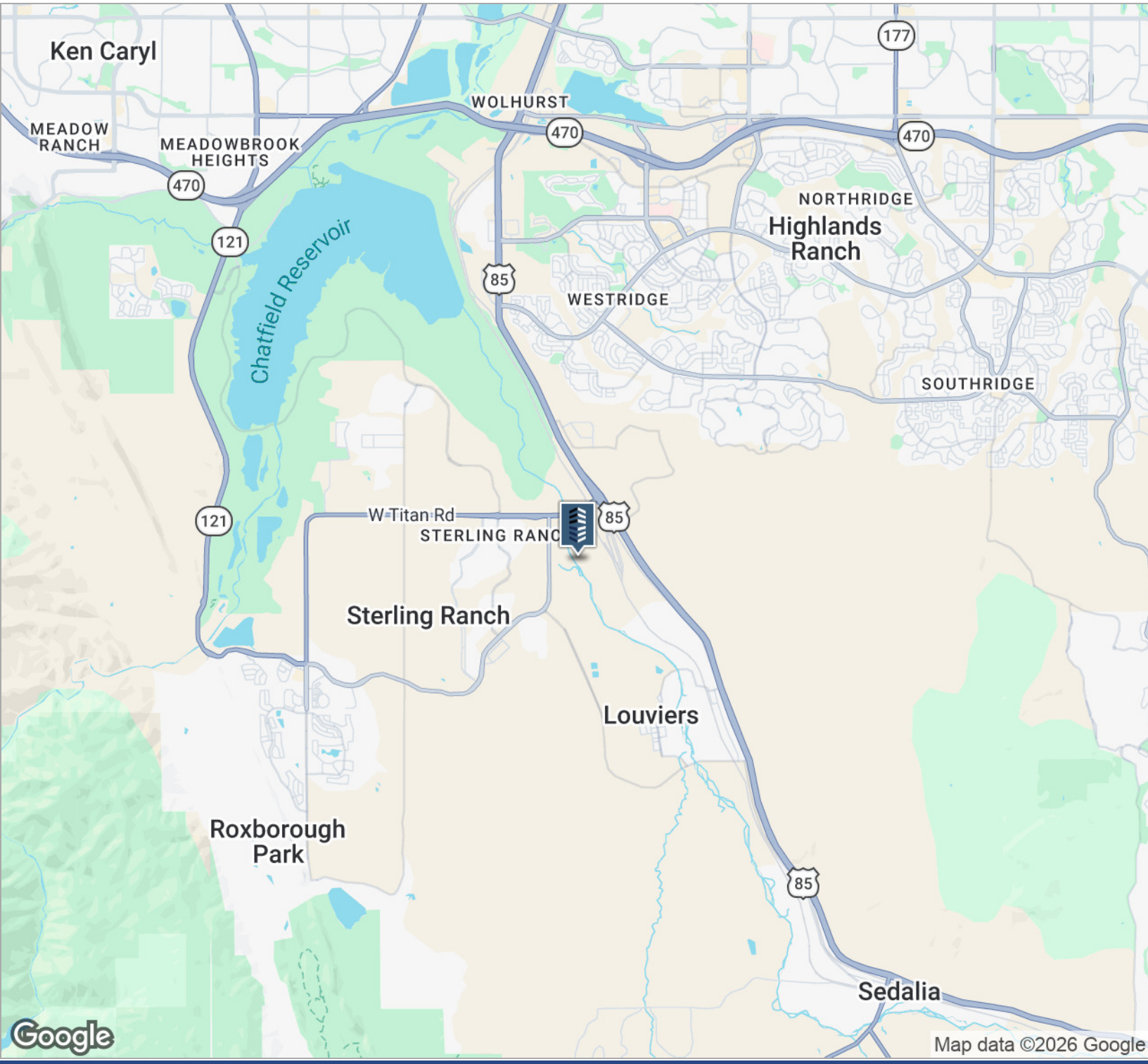

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