

# FOR LEASE - MULTI-BUILDING INDUSTRIAL W/ YARD

22,260  
SQUARE FEET

53  
ACRE LOT

5  
BUILDINGS

GENERAL INDUSTRIAL  
ZONING

**SANTA FE DR**

- ◀ DOWNTOWN DENVER  
20 MILES
- ▶ CASTLE ROCK  
15 MILES
- ▶ COLORADO SPRINGS  
55 MILES



**5 BUILDING PROPERTY WITH WAREHOUSES, OFFICE, CRANES, AND OUTDOOR STORAGE SPACE**

OFFERED BY:

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Total Building SF:	22,260
Lot Size:	~53 AC
Lease Rate:	\$25 SF (NNN)
Est. NNN:	TBD
Year Built:	1974-2001
Building Size:	Littleton/Douglas
Zoning:	GI

## PROPERTY OVERVIEW

This 5-building industrial property spans approximately 53 acres (~30-35 Usable) and offers an ideal setup for heavy industrial users. The site includes an office building, a large warehouse equipped with a bridge crane, an equipment service building, and two additional storage structures. Situated directly off S. Santa Fe Drive, the property provides unmatched access to the Denver metro area, Castle Rock, and Colorado Springs. Additional features include an equipment wash pit, outdoor bridge cranes, above-ground gas pumps, and a fully fenced yard area, making it a rare and highly functional industrial yard opportunity in this corridor.

## PROPERTY HIGHLIGHTS

- 5 Total Buildings - Size and Loading Detailed in Following Pages
- GI Zoning - Douglas County's Heaviest Industrial Zoning that Allows Outdoor Storage
- Additional Improvements Include - Equipment Wash Pit, Outdoor/Indoor Bridge Cranes, Above Ground Gas Pumps
- Multiple Entry Points
- Secured Yard Space
- Easy Access to Denver Metro and Colorado Springs via S Santa Fe/I-25



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## ADDITIONAL PHOTOS



Number	Type	SF	Loading	Clear Height
1	Office Building	5,125	-	-
2	Equip. Service	2,211	5 - 14'x12' Drive In	16'
3	Crane Warehouse	9,494	2 - 21'x21' Drive Thru	26'
4	Warehouse	4,800	2 - 12'x12' Drive Thru	14'
5	Warehouse	630	1 - 15'x10' Drive In	10'
		22,260		

# OFFICE FLOORPLAN



# CRANE WAREHOUSE



# ADDITIONAL WAREHOUSE



# OFFICE



AERIAL



# LOCATION MAP

