

9621 Hanover Ct W

INDUSTRIAL BUILDING FOR LEASE

HENDERSON • CO

navpoint
REAL ESTATE GROUP



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Property Overview

Property Address	9621 Hanover Ct W, Henderson, CO 80640
Property Type	Industrial
Lease Rate	\$22.00/SF + NNN
Site Size	1.44 Acres
Building SF	12,500 SF
# Buildings	1
Clear Height	22'
# Grade Level Doors	4 Oversized
Sprinkler System	Yes
Zoning	Commerce City PUD - Mountain View
APN/Parcel	0172115011003

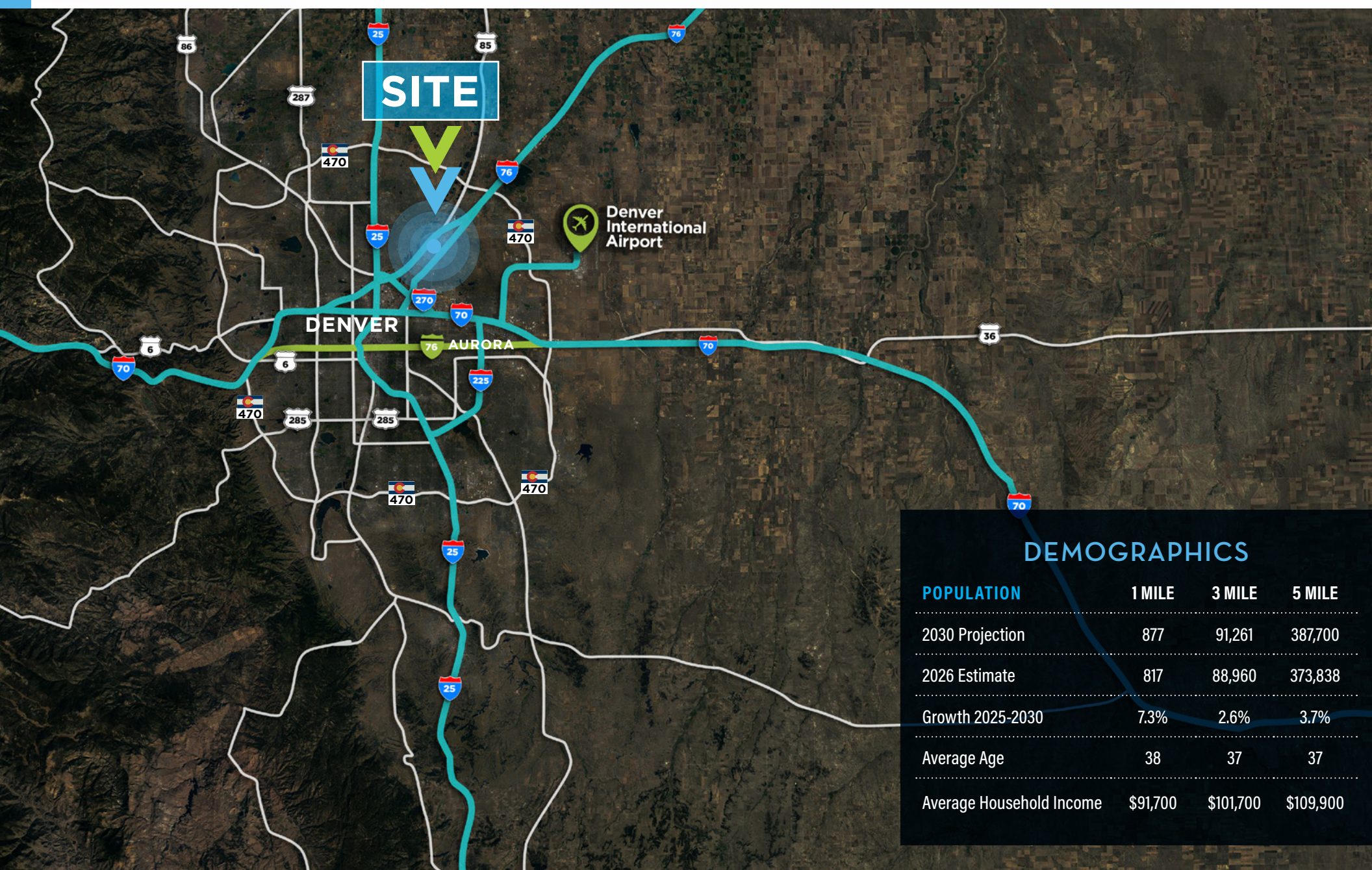


PROPERTY HIGHLIGHTS

- Class A industrial building with large fenced and paved yard
- 4 oversized large drive-in doors
- Nice office finish with 4 offices, open bullpen, locker room, conference room area and 2 bathrooms
- Newer construction (2018)
- 22' clear height
- Clearspan warehouse (no columns)
- Heavy power to be verified by an electrician
- Great location just off E 96th Ave and Hwy 2



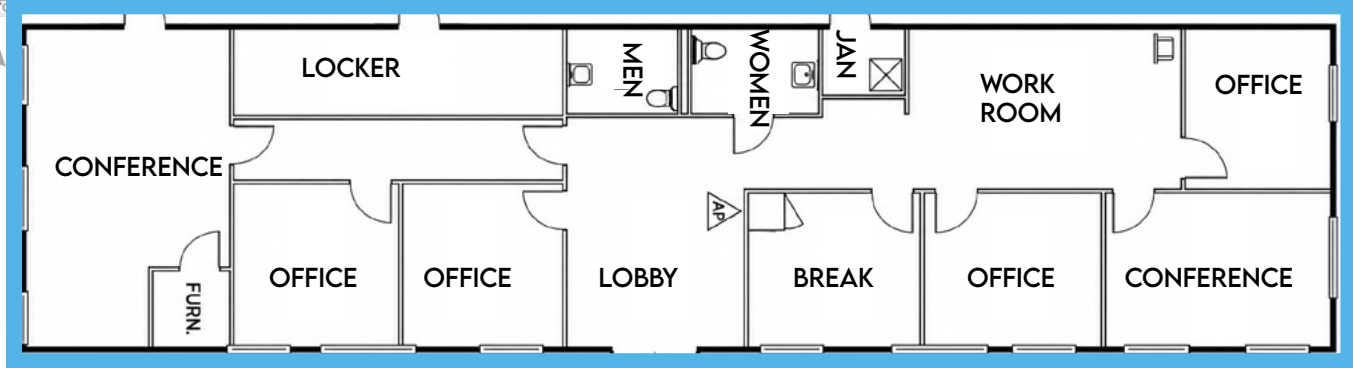
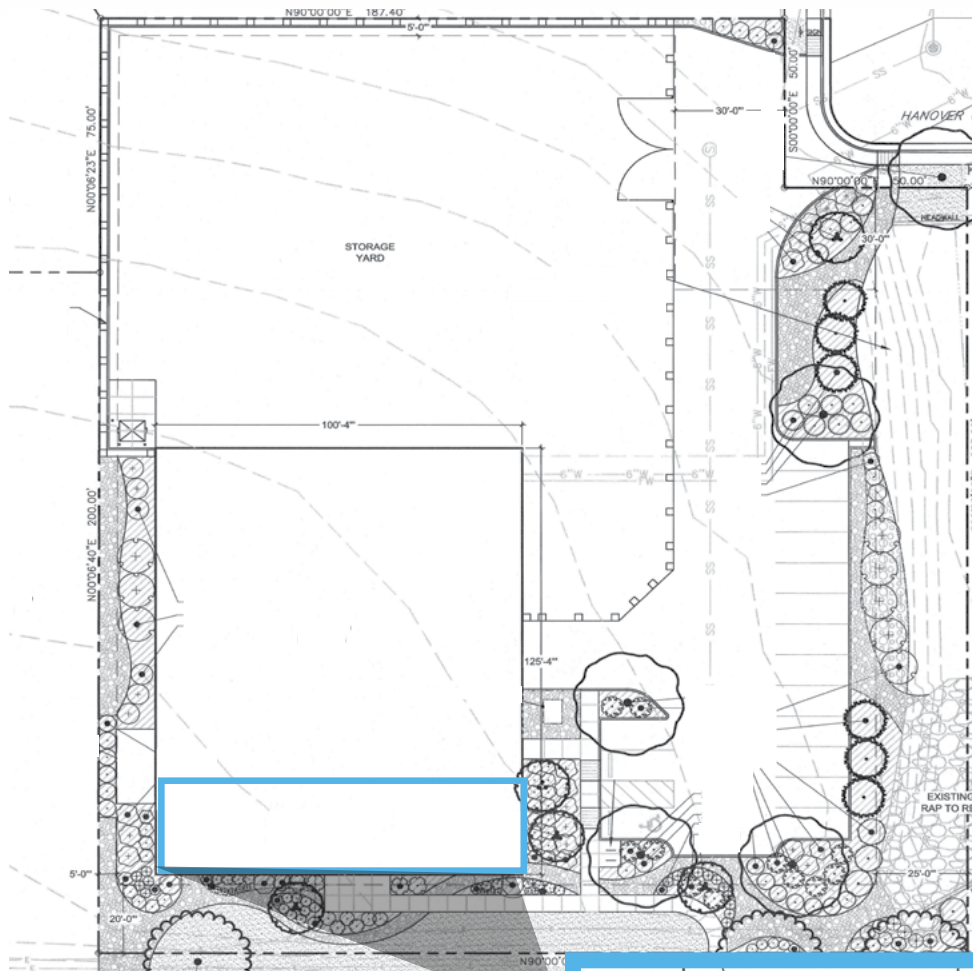
Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	877	91,261	387,700
2026 Estimate	817	88,960	373,838
Growth 2025-2030	7.3%	2.6%	3.7%
Average Age	38	37	37
Average Household Income	\$91,700	\$101,700	\$109,900

Site Plan



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