



FOR LEASE: INDUSTRIAL CAMPUS W/ 13+ AC YARD

20,000
SQUARE FEET*

13
ACRE YARD

5
BUILDINGS*

GENERAL
INDUSTRIAL
ZONING

SANTA FE DR

- < DOWNTOWN DENVER
20 MILES
- > CASTLE ROCK
15 MILES
- > COLORADO SPRINGS
55 MILES

WATERTON RD

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

OFFERED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Total Building SF:	20,000*
Office SF:	~6,000 SF
Yard Size:	~13 AC
Lease Rate:	\$18 SF (NNN)
Est. NNN:	\$3.25/SF
Power:	Heavy 3ph (TBV)
Year Built:	1974-2001
City/County	Littleton/Douglas
Zoning:	GI

PROPERTY OVERVIEW

This 5-building* industrial property - former Lawrence Construction Headquarters - spans approximately 15 acres (~13 AC of Yard) 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 & Titan Rd., the property provides unmatched access to the Denver metro area, Castle Rock, and Colorado Springs. Additional features include an equipment wash pit, indoor/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 (10T), Above Ground Gas Pumps, 1G Fiber Internet
- Multiple Entry Points & Secured Yard Space
- Easy Access to Denver Metro and Colorado Springs via S Santa Fe/I-25
- ***Owner Currently Uses Building 2 on the Outline on Page 3, Call Greg or Earl for More Details**

BUILDING MAP

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OFFICE FLOORPLAN



CRANE WAREHOUSE



ADDITIONAL WAREHOUSE



EXPANSIVE YARD



OFFICE



AERIAL



LOCATION MAP

