

**INDUSTRIAL BUILDING
FOR SALE OR LEASE**

3761 Norwood Drive

LITTLETON, CO 80125

PRICE REDUCED!



Building Information

- > Sale Price: ~~\$3,495,000~~ \$3,395,000 (\$127.50/SF)
- > Lease Rate: \$10.95/SF NNN
- > NNN: \$3.39/SF
- > Total Building Size: 2 Buildings Total 26,631 SF
 Building 1: 13,356 SF
 Building 2: 13,275 SF
 Can Lease Separately
- > Lot Size: 1.67 Acres
- > Office: Building 1: 3,528 SF (2 floors)
 Building 2: 1,750 SF (Top Floor)
- > Power: 480 Volts, 3-Phase (TBV)
- > Zoning: GI (Douglas County)
- > Clear Height: 21'-23'
- > Loading: Building 1: 2 Drive-Ins (16' x 18')
 Building 2: 2 Drive-Ins (12' x 12') & (14' x 16')
 and 1 Dock (14' x 14')
- > Roof: Brand new
- > Taxes: \$62,697 (2018)
- > YOC: 1984 & 1992

Highlights

- > 2 separate buildings
- > Radiant heat
- > Brand new roof on Building 1
- > Large fenced yard!
- > Three (3) - 3 ton cranes
- > Excellent opportunity for owner/user with income
- > 14,000 SF of additional yard available for lease with BN Rail

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Littleton, CO

[CLICK HERE TO WATCH VIDEO](#)

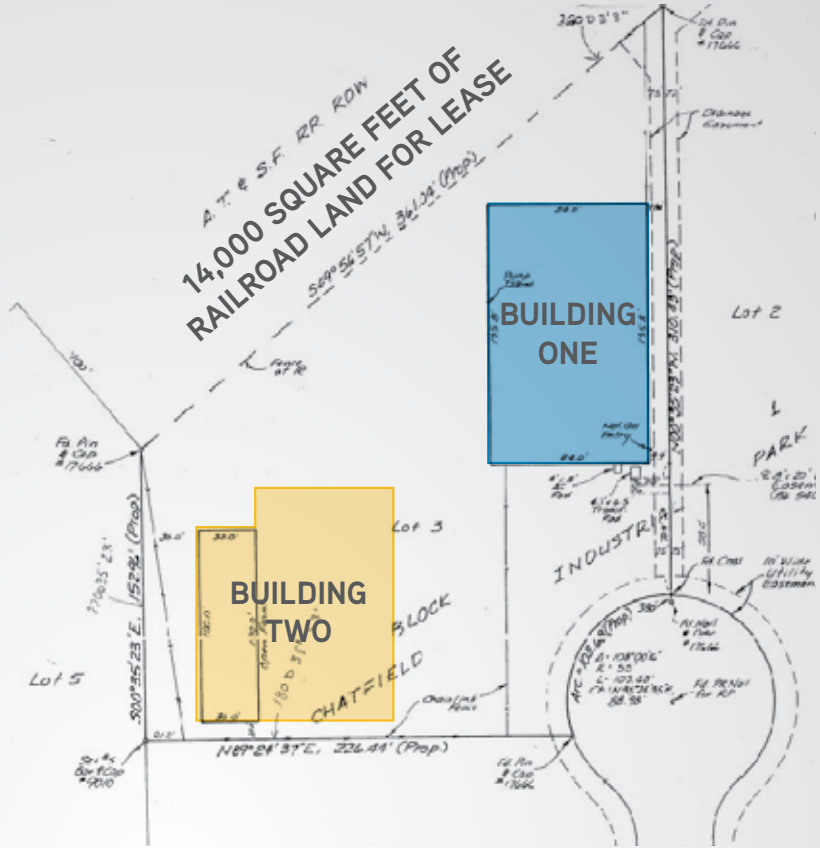
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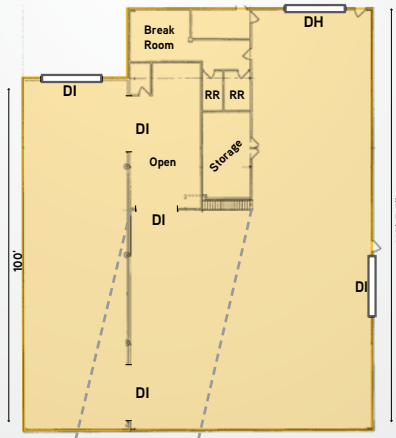


Site Plan



Building Plans

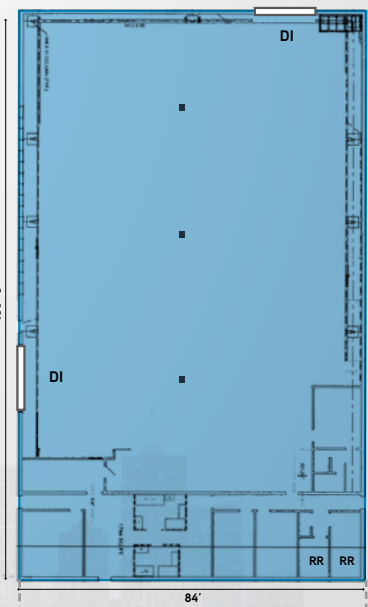
BUILDING TWO



SECOND STORY OFFICE



BUILDING ONE



SECOND STORY OFFICE