

FOR LEASE OR SALE OFFICE FLEX



**8080 SOUTHPARK LANE
LITTLETON 80120**



PROPERTY DETAILS

BUILDING SIZE:	13,500 SF	LOADING:	2 DRIVE IN DOORS - 12' X 10'
LOT SIZE:	1.36 AC	CLEAR:	OFFICE = 9'6"; WAREHOUSE = 17'
STORIES:	TWO - PARTIAL	SPRINKERS:	WET
% OF OFFICE:	40%	POWER:	1,000 AMPS, 277/480 V - TO BE VERIFIED
ZONING:	PUD	PARKING:	42 SPACES
YOC:	2002	2025 TAXES	\$76,115

MAP





PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO C-470 & SANT FE



LESS THAN 25 MIN COMMUTE TO FOOTHILLS



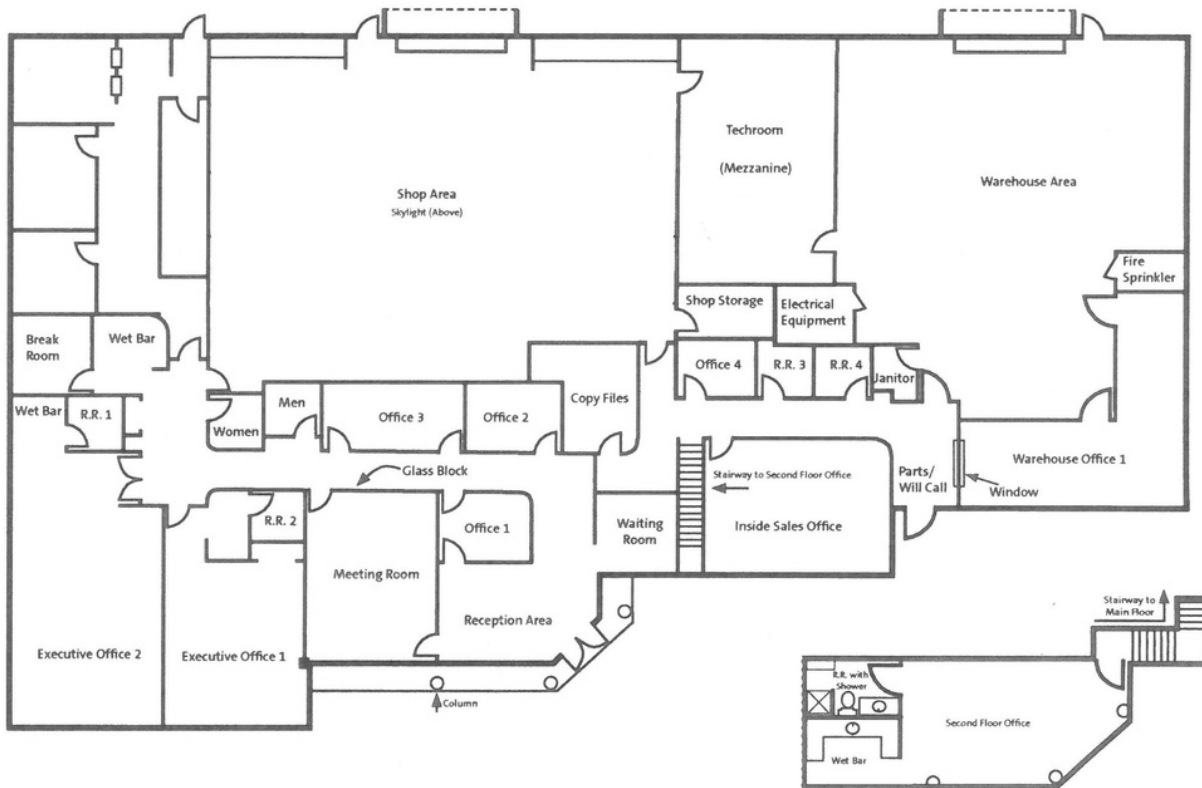
LESS THAN 25 MIN COMMUTE TO CBD



RADIANT HEAT IN WAREHOUSE



BUILDING CAN BE SUBDIVIDED



DEAL DETAILS

PRICE: \$3,750,000
PRICE/SF: \$278/SF
LEASE RATE: CALL BROKER
OFFICE SF: 7,695 SF
WAREHOUSE SF: 5,805 SF
AVAILABLE: JANUARY 1, 2027

