

8101 MIDWAY DRIVE LITTLETON, CO

INDUSTRIAL SPACE FOR LEASE



CITY
LITTLETON



ZONING
LI



BUILDING SIZE
48,756 SF



SITE SIZE
2.89 AC



YOC
1989 & 2018

PROPERTY HIGHLIGHTS:

- Highly functional and energy efficient manufacturing building
- Ample office, new roof, heavy power
- Fenced lot and oversized loading doors
- Immediate access to Hwy 85 and 1.3 miles (2 minutes) to E-470
- Fully climate Controlled with Geothermal Heating and Cooling

SPACE AVAILABLE: 7,436 SF

LEASE RATE:

\$14.00/SF NNN

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navpoint
REAL ESTATE GROUP

Industrial Space For Lease | 8101 Midway Dr | Littleton, CO

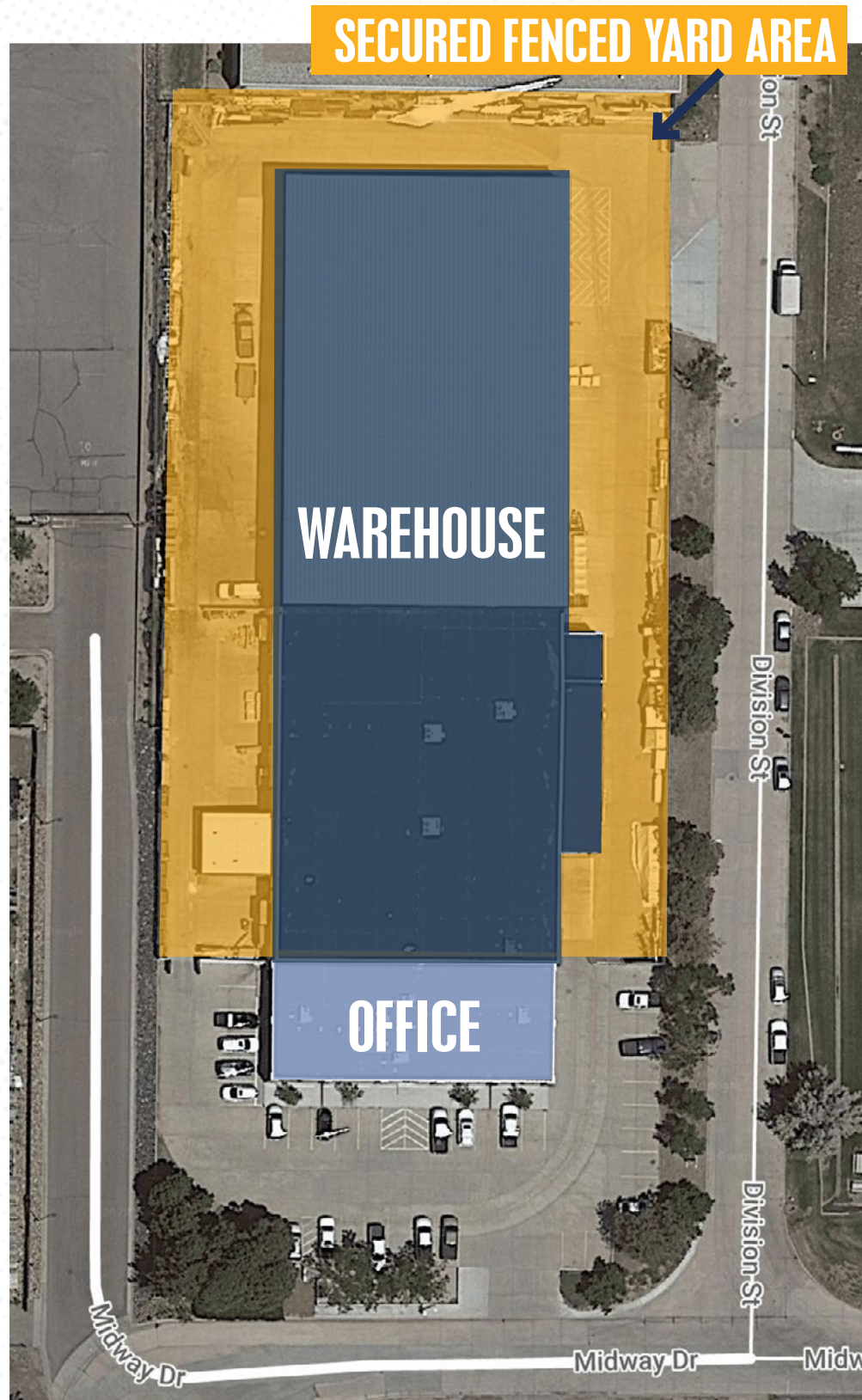


Property Details

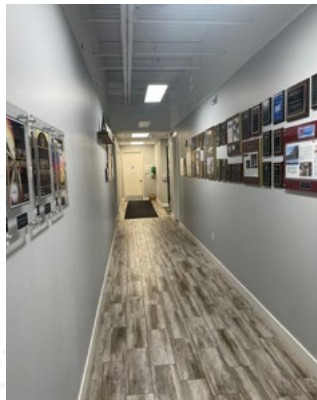
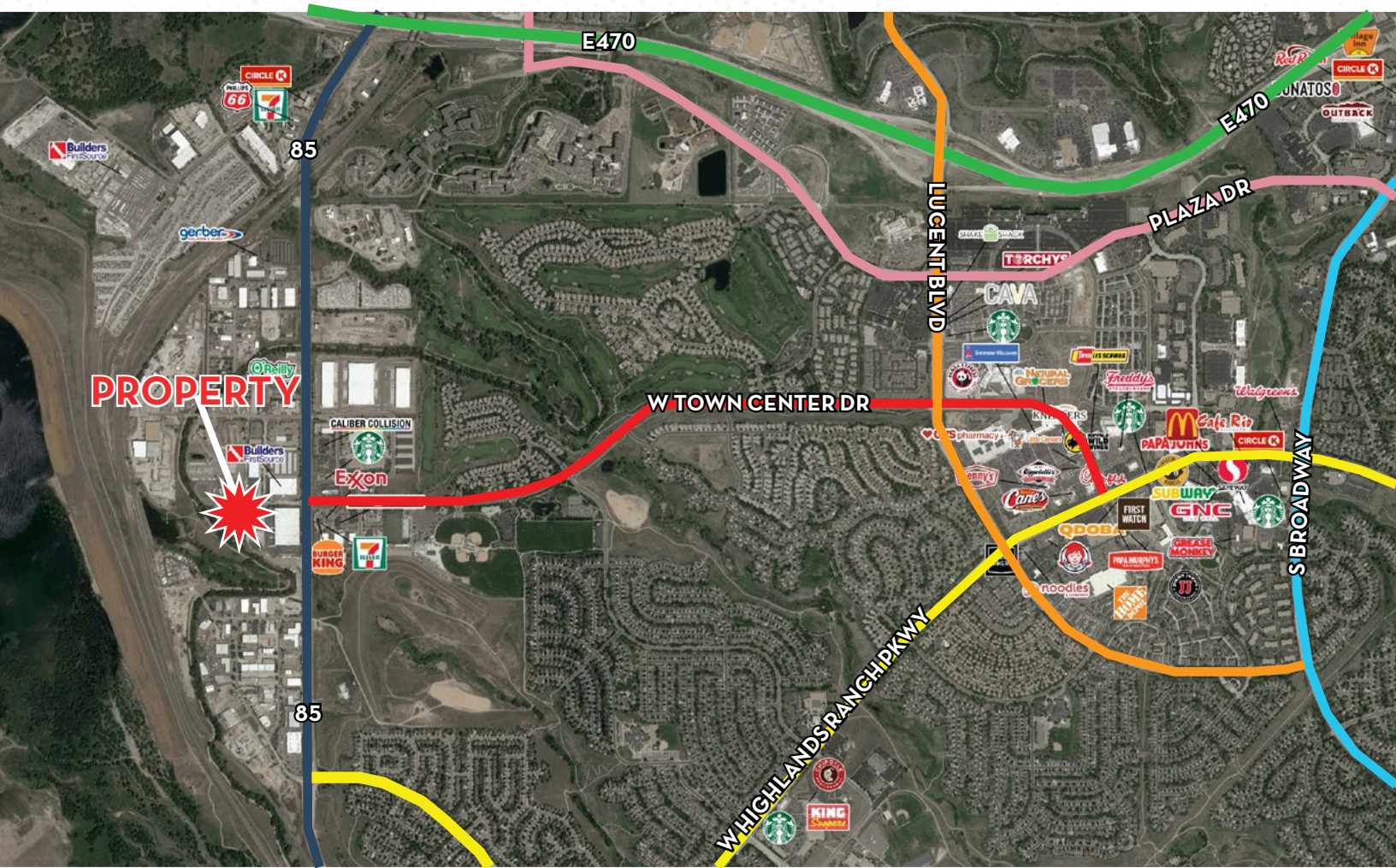
AVAILABLE:	7,436 SF
SITE SIZE:	2.89 AC
LOADING:	16 Oversized Drive-In Doors
POWER:	Heavy
ZONING:	LI - Light Industrial District
YOC:	1989 & 2018
CLEAR HEIGHT:	28'
LEASE RATE:	\$14.00/SF NNN
FEATURES:	LED Lighting Geothermal Heating & Cooling Fenced & Secured Lot White Painted Interior



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2027 Projection	4,967	66,333	191,379
2022 Estimate	4,330	59,936	178,087
Growth 2022-2027	2.9%	2.1%	1.5%
Growth 2010-2022	1.8%	1.5%	1.0%
Average Household Size	2.4	2.6	2.6
Median Age	45.4	41.3	41.5
HOUSEHOLD INCOME			
2022 Average	\$123,763	\$138,913	\$135,230
2022 Median	\$103,114	\$116,591	\$112,049
HOUSING			
Median Home Value	\$459,314	\$474,222	\$479,149
Median Year Built	2001	1994	1989