

For Lease

**27,244 SF**

**Office / Warehouse with  
Two (2) Acre Yard**



# 7825 N. Lavaun Drive

Littleton, Colorado 80125 / Unincorporated Douglas County

## Property Overview

- Minimum 30' clear height in warehouse
- Multiple bridge and jib cranes throughout the warehouse
- One (1) row of columns in the warehouse creating a large clear span
- Large locker room and break area for employees
- Approximately +/-9,244 SF two (2) story office space with open bull pen and multiple private offices
- Great proximity to Southeast Denver, Castle Rock, and Colorado Springs
- Located off of Santa Fe, south of C-470
- Lease rate includes +/- two (2) acres of yard
- Additional contiguous yard space available

**Lease Rate: \$15.00/SF NNN**

## Property Facts

Total Building SF:	+/-27,244 SF
Office:	+/-9,244 SF (2 Stories)
Warehouse:	+/-18,000 SF
Zoning:	GI (General Industrial)
Clear Height:	30' - 45'
Yard:	+/-Two (2) Acres
Loading:	Five (5) Drive-in Doors

For more information:

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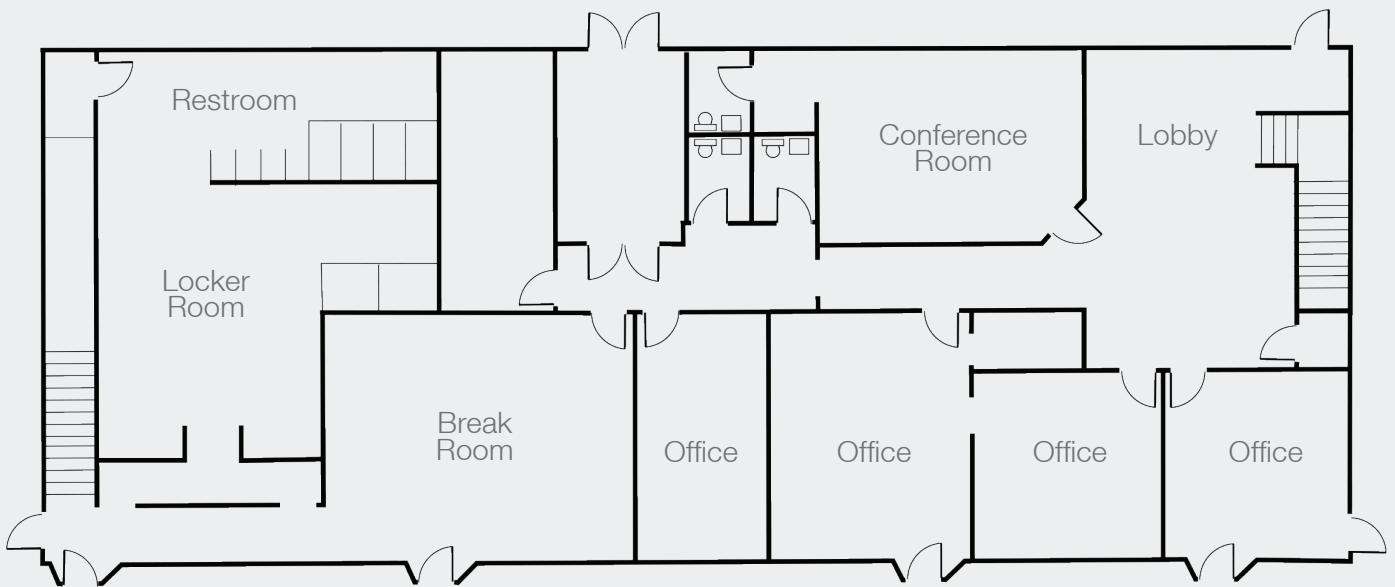
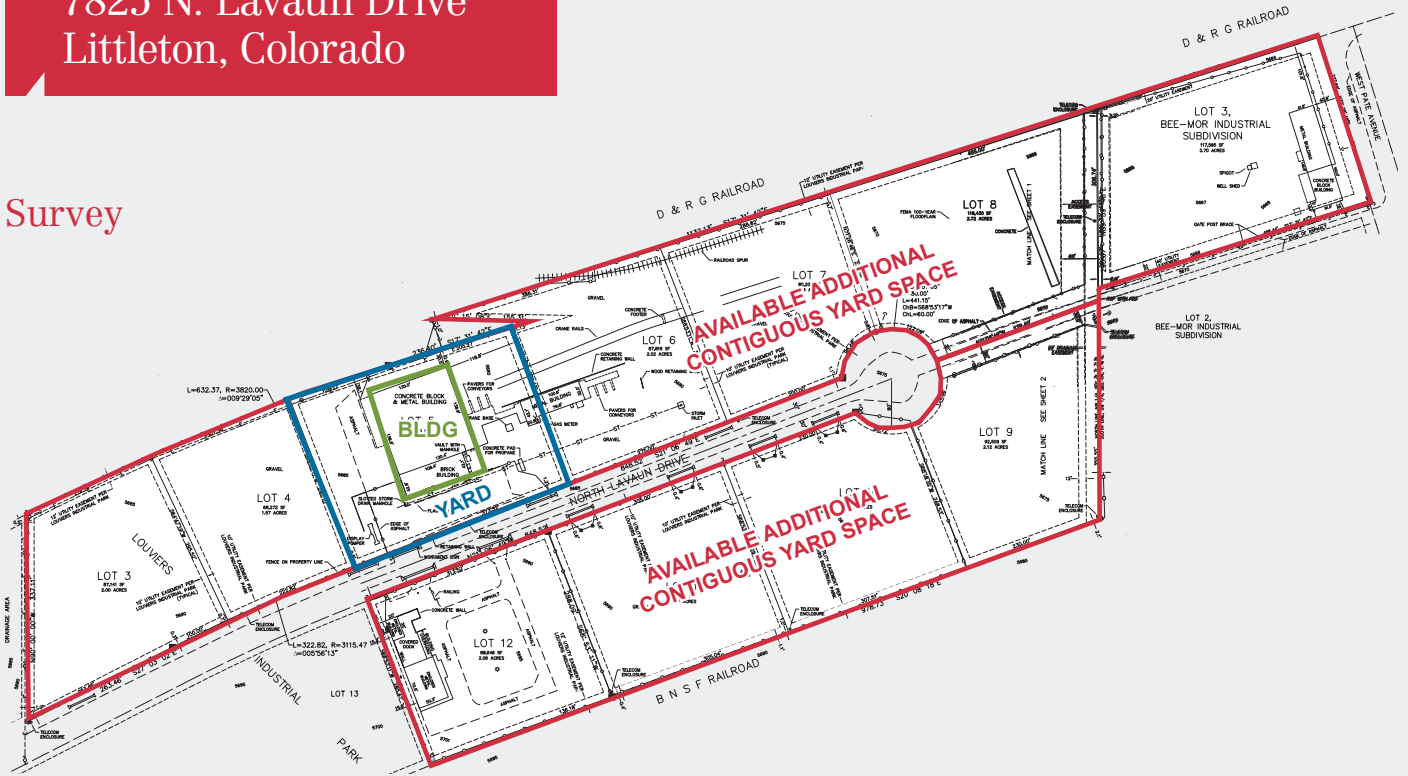
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Survey



1st Floor

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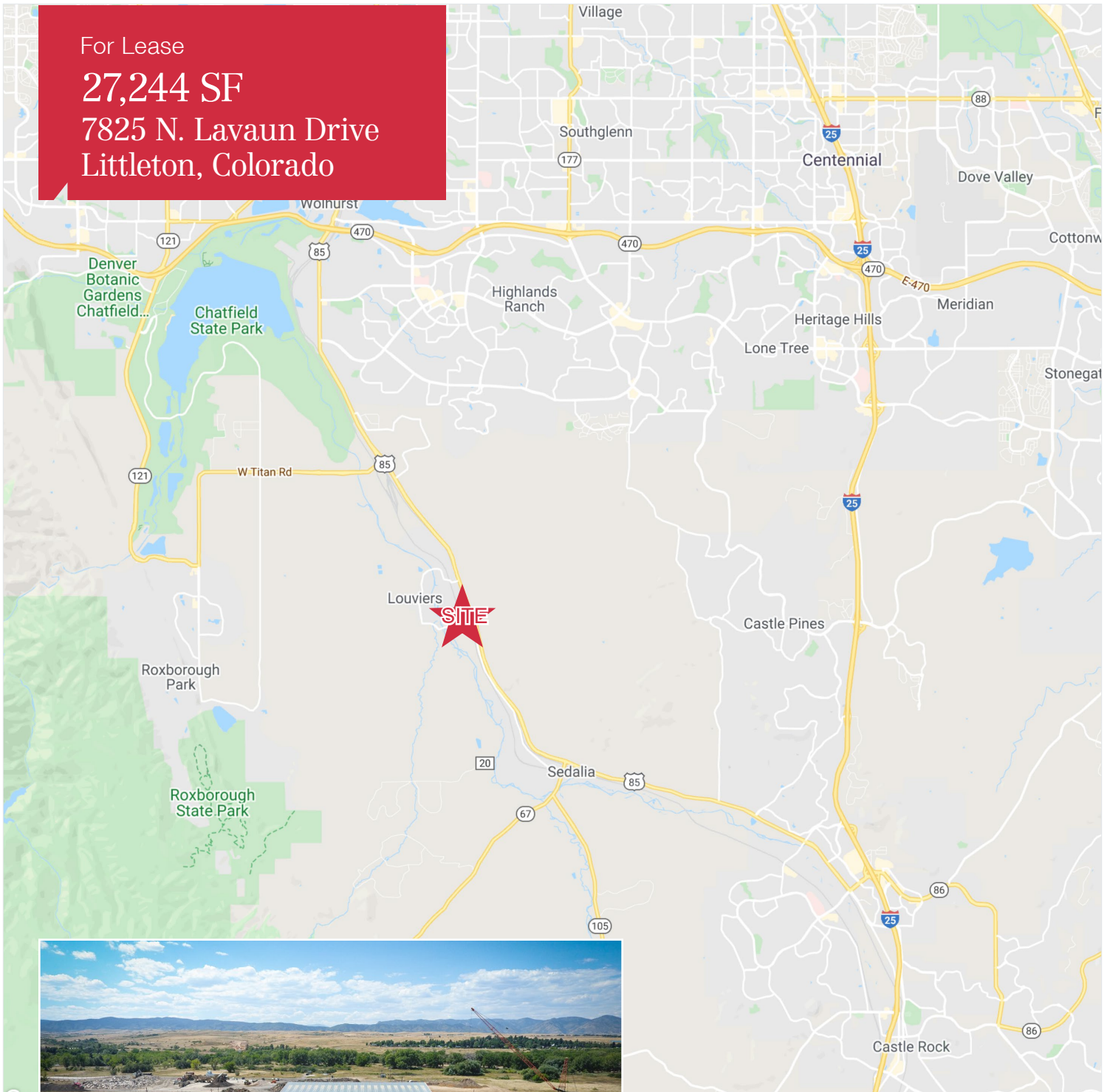
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