

**INDUSTRIAL FOR  
SUBLEASE**

**8080  
CARDER COURT  
LITTLETON, CO**

Former United Rentals facility in Southwest Denver is now available.

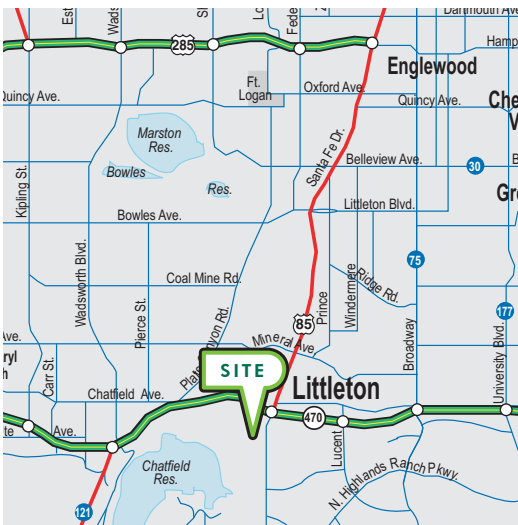
This site has Excellent access and visibility with over 370' of frontage on Santa Fe Drive and Highway 85.

This site features a secure, large, paved and completely fenced yard. The building includes office, showroom and drive-through warehouse with a wash bay.

This site and building contain many additional features which are detailed below.



**LOCATION MAP**



<b>TOTAL BUILDING:</b>	± 15,381 SF
<b>OFFICE SF:</b>	± 1,800 SF
<b>SHOWROOM SF:</b>	± 3,595 SF
<b>LAND AREA:</b>	3.51 acres
<b>CLEAR HEIGHT:</b>	18' - 20'
<b>YARD:</b>	Completely fenced, paved and secured
<b>LOADING:</b>	(2) 10'x10', (6) 14'x12' drive thru (2) 14'x12' drive thru doors in wash bay
<b>ELECTRICAL:</b>	1200A, 3 phase 4 wire (to be verified)
<b>SPRINKLERED:</b>	Yes
<b>ZONING:</b>	GI
<b>TAXES:</b>	\$38,218 (2011)
<b>SUBLEASE RATE:</b>	\$15.00/SF NNN (sublease thru 12/21/2019)

**BUILDING AND SITE FEATURES**

- :: Fueling station with (3) 2,000 gallon tanks
- :: (3) lube and oil cubes including lines and guns
- :: Radiant heat
- :: Recycled oil heater
- :: Exhaust fans
- :: Internal/external intercom
- :: Wash bay
- :: Floor drains and sand traps
- :: Pressure washer
- :: Gravel and sand pits
- :: Security system
- :: External charging stations
- :: Compressed air lines

**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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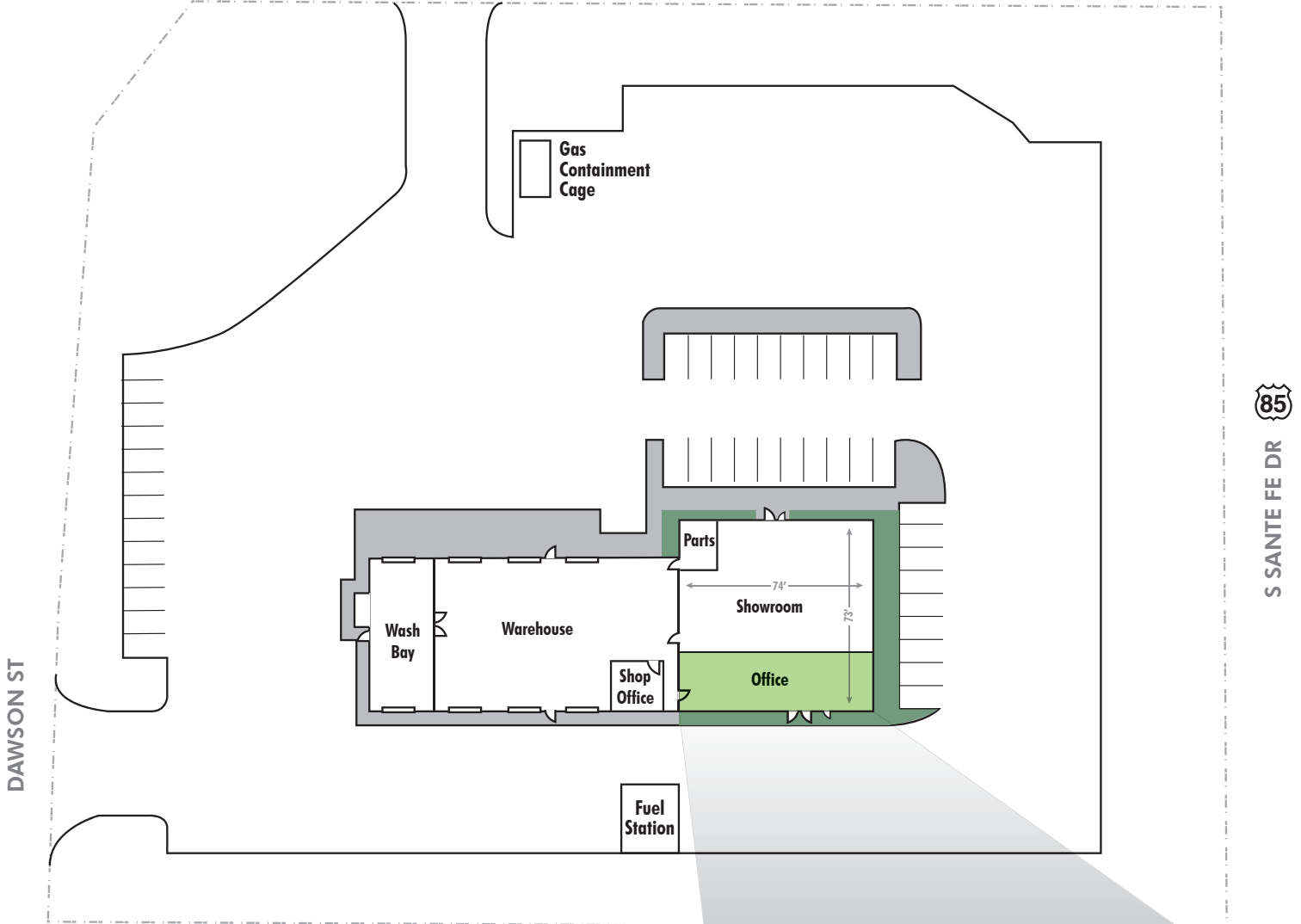
# 8080 CARDER COURT

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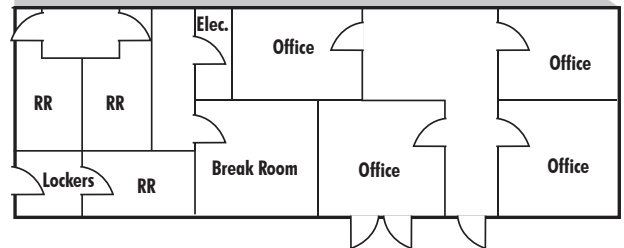
## SITE PLAN

W CARDER CT



S SANTA FE DR

\*Not to scale - all measurements are approximate



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