



OFFICE/INDUSTRIAL
 FOR SALE \$2,750,000
 FOR LEASE \$9.75/SF NNN (1ST YEAR)

8136 South Grant Way Littleton, Colorado



FREE-STANDING BUILDING SOUTHWEST - AVAILABLE IMMEDIATELY!

This 21,956 SF stand-alone building is located near Broadway and Mineral just south of Littleton Hospital. The building has been completely remodeled with an **updated mechanical system, new interior/exterior paint and new ballasted/membrane roof with a 10 year warranty.** This property offers high quality office finish, functional warehouse and a great corporate image. *Please see reverse for aerial & site plan.*

FEATURES

Total SF:	21,956	YOC:	1978 (Remodeled in 2008)
Office SF:	15,856 (Can create 100% office or reduce to 5,856 SF or less)	Zoning:	PD-1 (Light industrial)
Warehouse SF:	6,100 (Can expand to approx. 16,100 SF or more)	City/County:	Littleton/Arapahoe
Site Size:	1.92 Acres	Property Updates:	Mechanical systems, interior & exterior paint, and new roof with 10 year warranty
Est. Expenses:	Taxes \$1.91/SF Insurance \$.12/SF	For Sale:	\$2,750,000
Clear Height:	15'	For Lease:	\$9.75/SF NNN (1st year) \$11.00/SF NNN (thereafter)
Loading:	1 - Dock-high door 1 - Drive-in door		
Parking:	Approximately 92 spaces		
Power:	3 Phase, 480 volts, 600 amps		
HVAC:	100% Heat & cooling coverage in office & warehouse		



For more information, visit: www.8136Grant.com

FOR MORE INFORMATION, CONTACT:

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This property owned & managed by:

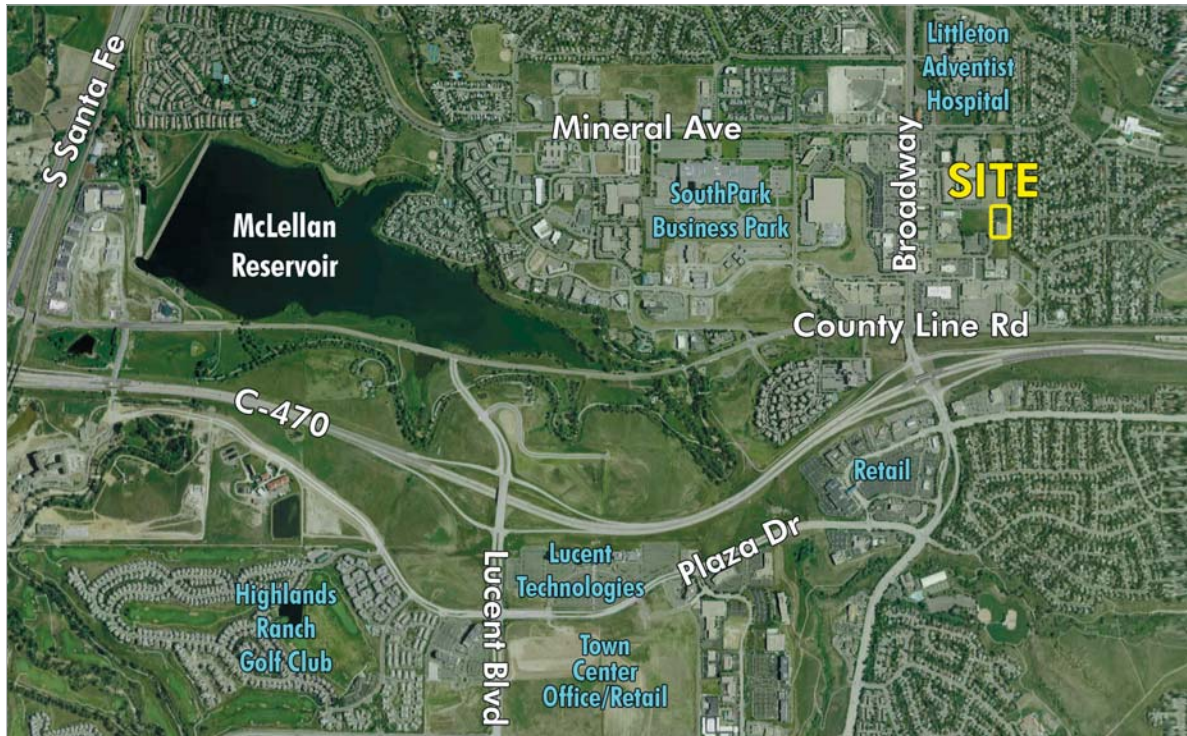




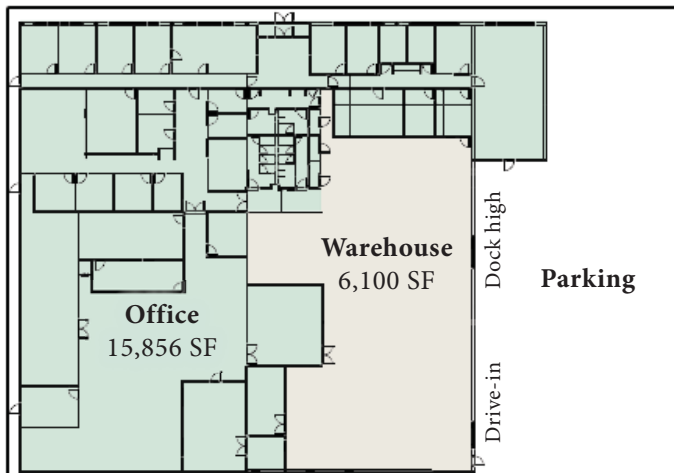
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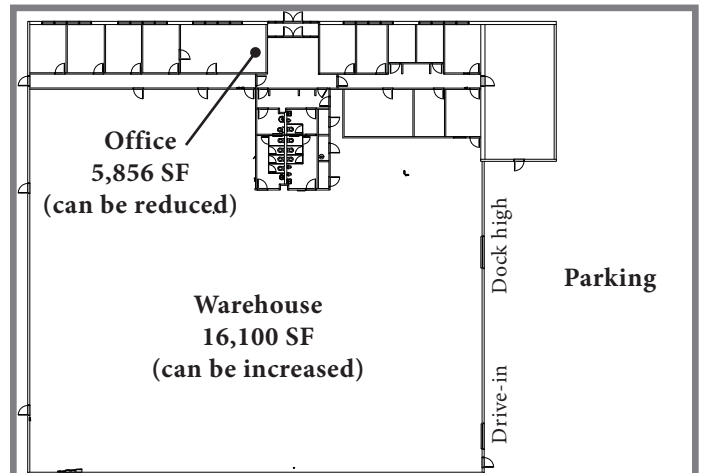
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EXISTING FLOOR PLAN



POTENTIAL FLOOR PLAN



Listing #20576

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