

Industrial Property for Lease

7623 N LAVAUN DRIVE, LITTLETON, CO 80125

PRICE REDUCED!



Explore Virtual Tour



Overview

Hoff & Leigh proudly presents this unique industrial property located at 7623 Lavaun Drive in Littleton. This property is a great opportunity for a business looking for an industrial building with a large fenced yard for lease. This property features a drive-thru warehouse, 14' overhead doors with electric openers and heavy power. The perimeter of the property is fenced for added security. The industrial building is conveniently located only minutes from the C-470 freeway and is easily accessible from both the I-70 and I-25. Contractors of all types, service and repair providers, light manufacturing, or any business requiring heavy power and a secure environment will find this property to be an ideal location. With easy access and a versatile design, this industrial building is a great opportunity for business owners looking to lease a property in Littleton, Colorado.

*Office space is not factored into the square footage.

*Monthly Rent – 7,100 SF x \$18.00 SF/YR + \$5.80 PSF NNN = \$14,081.67 / Month

Highlights

- Fenced Yard Space
- Drive-thru Warehouse
- 14' Overhead Doors
- Heavy Power
- Electric Garage Door Openers

Property Details



Lease Rate

~~\$20.00~~ \$18.00 SF/YR (+ \$5.80 PSF NNN)



Space Available

7,100 SF



Building Size

7,100 SF



Lot Size

2.29 Acres



Zoning

Industrial - G1

Rev: February 7, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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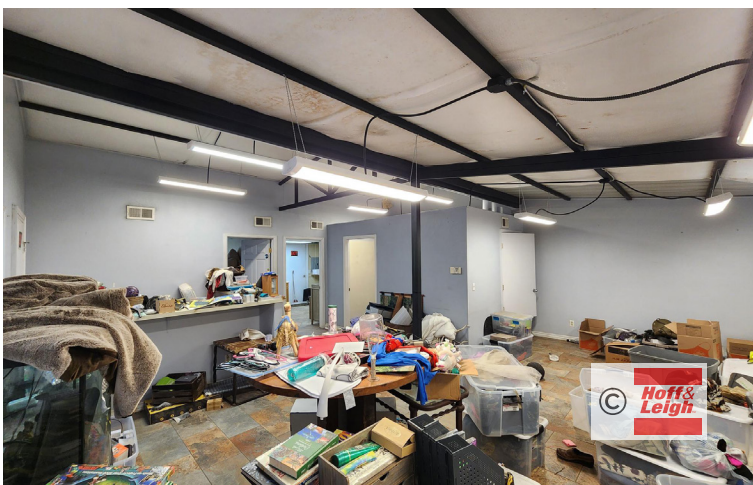
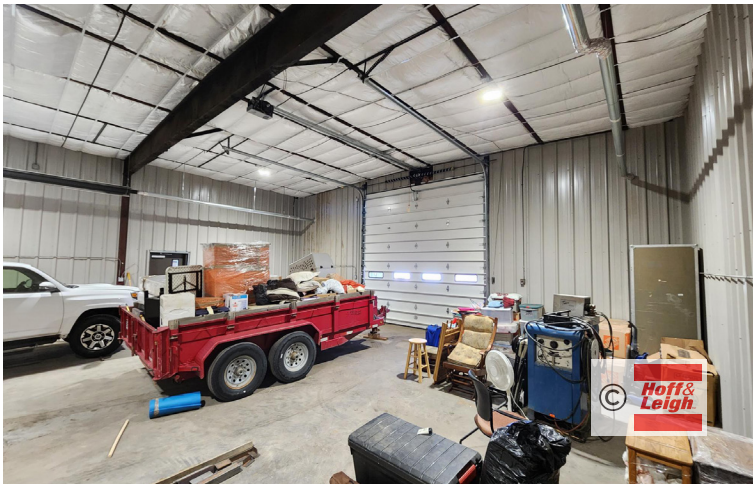
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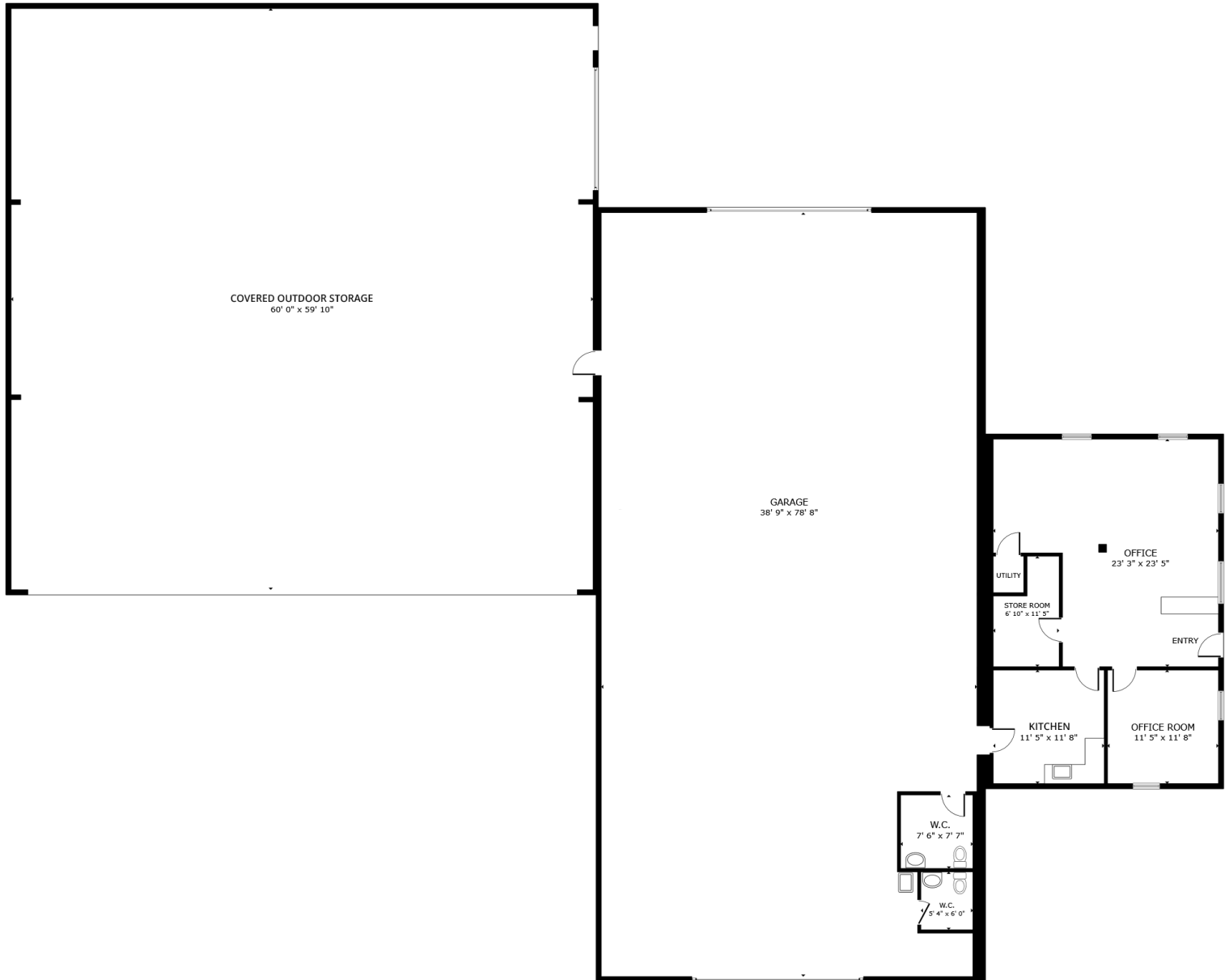
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 4,588 sq.ft.
EXCLUDED AREAS : GARAGE 2,936 sq.ft.
TOTAL : 4,588 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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DEMOGRAPHICS



2,491

Population



51.4

Median Age



2.6

Average Household Size

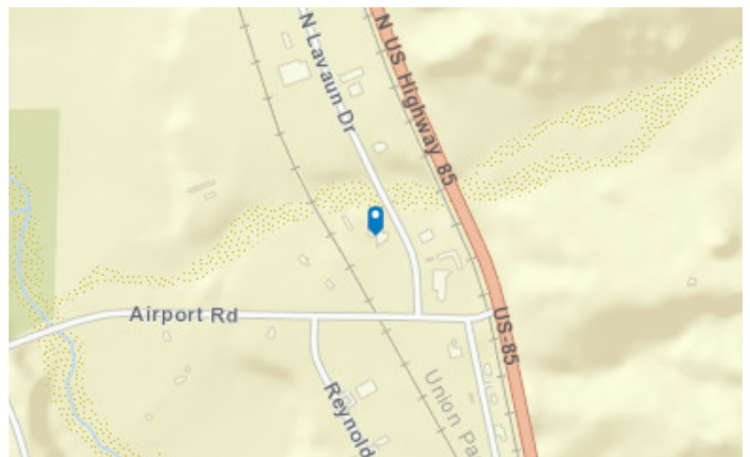


\$146,855

Median Household Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Reynolds Dr	476	0.1
W Airport Rd	14,800	0.2
W Airport Rd	582	0.2
Santa Fe Dr	1,172	0.2
W Airport Rd	681	0.3



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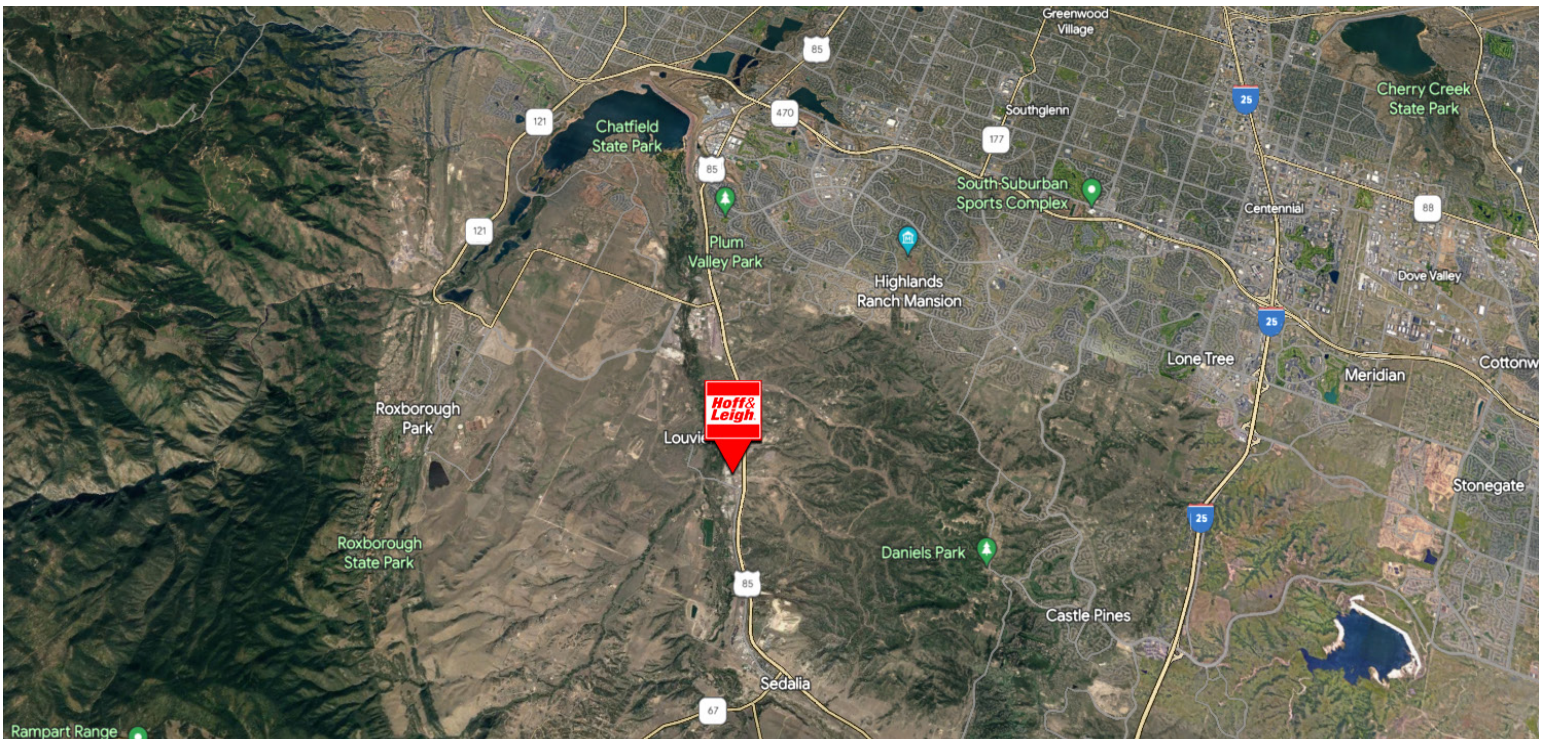
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