

Industrial Flex Space for Lease

3911 NORWOOD DRIVE, LITTLETON, CO 80125



Overview

Hoff & Leigh is proud to present this rare office/warehouse end-cap unit, ideally located just off C-470 and Santa Fe. The freshly epoxied warehouse features 16' clear height, a 12' drive-in door, and floor drains, making it an excellent fit for a wide range of small business operations.

Up front, you'll find a welcoming entry/waiting area with a kitchenette and a private office, offering a clean and functional workspace for your team and clients.

The property offers ample parking and beautiful mountain views, creating a standout environment in a highly sought-after industrial corridor. Opportunities like this are few and far between. Units in this complex rarely come available, and this won't last long.

- **Water & Sewer included in CAMs**
- **Electric and Internet not included**

Contact Hoff & Leigh today to schedule your private tour.

Highlights

- Located Off Santa Fe & C-470
- Open Warehouse with 16' Ceiling Clearance
- Full Front Office with HVAC
- End Cap Unit
- Abundant Parking
- Heated Warehouse

Property Details

 Lease Rate \$16.00 SF/YR (+ \$6.14 PSF NNN)	 Building Size 2,168 SF
 Lot Size 2.0 Acres	 Zoning G-1

Unit:	Size:	Lease Rate:
A	2,168 SF	\$16.00 SF/YR + \$6.14 PSF NNN = \$3,999.42/ Month

Rev: August 20, 2026





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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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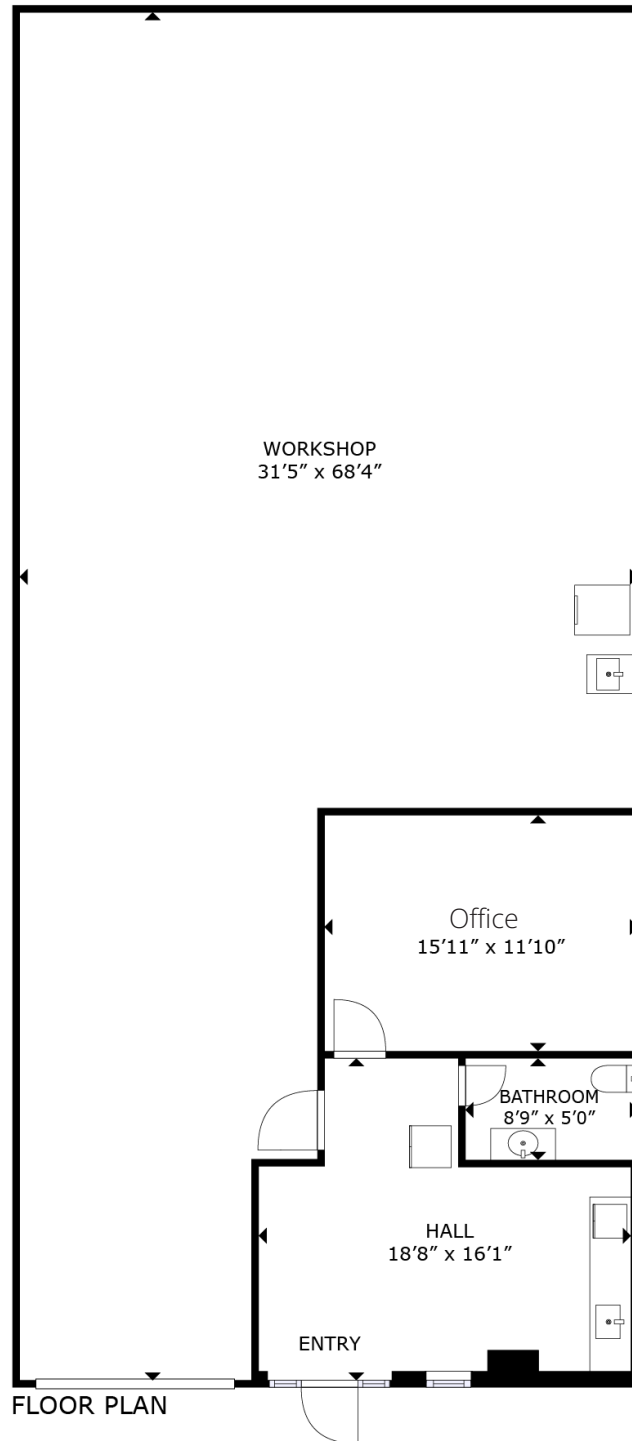
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DEMOGRAPHICS



63,174
Population



43.1
Median Age



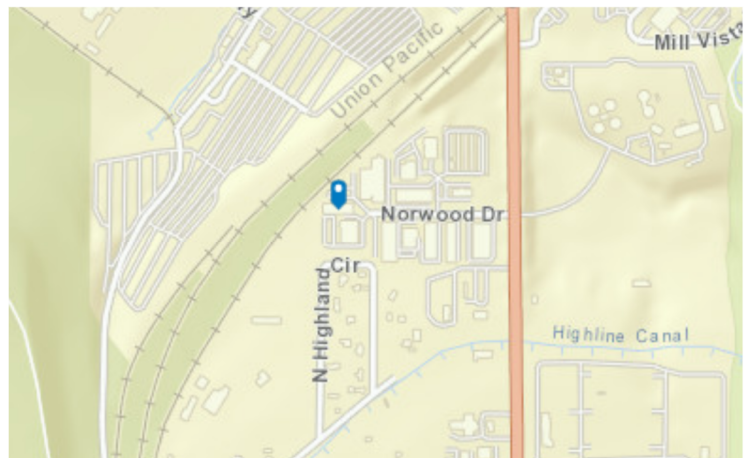
2.5
Average
Household Size



\$129,612
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Santa Fe Dr	1,621	0.2
Drway Dr	35,000	0.2
W Riverview Pkwy	3,462	0.3
Blakeland Dr	1,689	0.3
Division St	1,493	0.4



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