FOR SALE

DISTRIBUTION
WAREHOUSE/FLEX

± 20,209 SF

1460 W CANAL CT
LITTLETON, CO 80120

$2,950,000



John Propp
COMMERCIAL GROUP

6020 Greenwood Plaza Blvd., Suite 100
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PROPERTY ATTRIBUTES

Y.O.C:	1998
SQUARE FOOTAGE:	20,209. 14,759 ABOVE GRADE W/ 5,450 AT GARDEN LEVEL.
LOT SIZE:	±65,307 SF
PARKING:	65 SURFACE SPACES
2025 AREA INCOME:	1 MILE—$125,864 3 MILE—$153,399 5 MILE—$155,426
2025 POPULATION:	1 MILE—7,414 3 MILE—98,193 5 MILE—241,246
ZONING:	BC/PL-O, BUSINESS CENTER/PLANNED OVERLAY DISTRICT (CITY OF LITTLETON) PART OF THE SOUTHPARK BUSINESS DISTRICT.
WAREHOUSING:	13' CLEAR HEIGHT FEATURING TWO 12' DOCK-HIGH DOORS UNDER A COVERED LOADING DOCK.
TENANCY:	100% LEASED TO THREE TENANTS WITH NEAR-TERM EXPIRATIONS.



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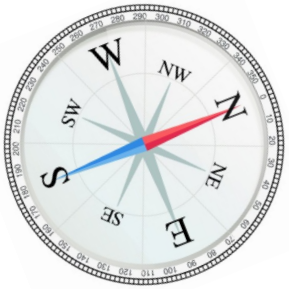
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LAYOUT





MAIN LEVEL—14,759 SF

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AERIAL



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SOUTHPARK

The SouthPark Business Park is recognized for its attractive, well-planned business environment, featuring a blend of professional office campuses, commercial services, research and development facilities, and flex/light industrial properties. The development is thoughtfully designed with an emphasis on quality architecture, mature landscaping, generous setbacks, and open spaces, creating an appealing setting for businesses and their employees.

Strategically positioned in the south Denver metropolitan area, SouthPark offers convenient access to major transportation corridors, including C-470, South Broadway, Santa Fe Drive (U.S. Highway 85), and County Line Road. Its location provides businesses with access to a broad labor pool, established residential communities, and the extensive retail, dining, and service amenities throughout the surrounding Littleton and south metro areas.

Now is the time to secure your company's future in one of the south metro area's premier business destinations.



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