



CHATFIELD

DISTRIBUTION CENTER

8160 BLAKELAND DRIVE | LITTLETON, CO 80125



8160 BLAKELAND DRIVE | UNIT B

WAREHOUSE SPACE FOR LEASE

CONTACT US:



PROPERTY OVERVIEW

Unit Size:	8,803 SF	Clear Height:	20'
Office:	Est. 20%	Loading:	2 Drive-In 1 Dock High
Available:	6/1/2026	Parking:	1.28/1,000
Lease Rate:	\$15.00/SF	Zoning:	GI - General Industrial
Op. Exp. (2026):	\$5.55/SF	YOC:	1997
Sprinklers:	Yes	Power:	TBV

HIGHLIGHTS

- Immediate access to Santa Fe & C-470
- Excellent location servicing growing South Denver communities
- Minimal office with open warehouse
- Functional layout with drive-in and dock high loading

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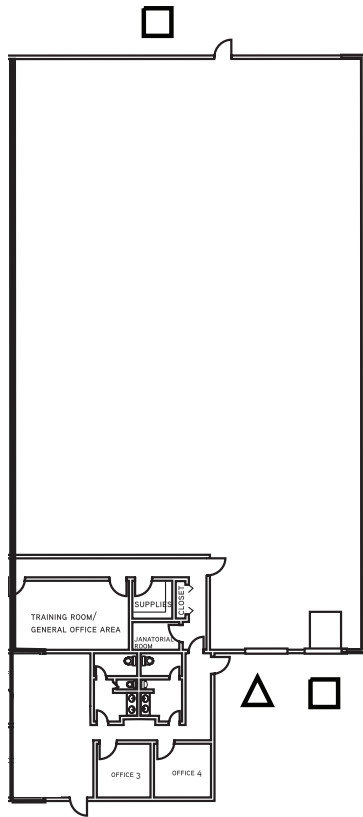
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NICOLA
WEALTH

8160 BLAKELAND DRIVE | UNIT B

8,803 SF



□ Drive-In Door

△ Dock High Door



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