

## Dry Creek Business Park

7336 South Alton Way | Unit 15-A | Centennial, CO 80112



## FULL HVAC | HEAVY POWER | BUILDING - HIGHWAY SIGNAGE

## **BUILDING INFORMATION**

Suite/Size	15-A: 10,193 SF	City/County/Zoning	Centennial/Arapahoe/BP75 (Light Industrial)	
Office	Approximately 30-100% (will demo)	Lease Rate	\$11.50/SF NNN	
Loading	1 (8'x10') Dock High Door Drive-in possible	Expenses	Expenses\$5.48/SFMonthly Gross Rent\$14,423.10	
Clear Height	11'6" in Warehouse	Monthly Gross Rent		
Available	Immediately	Comments	• Single-story 16-building Complex Located at I-25 and Dry Creek; Fully Conditioned	
Power	800 Amps 120/208 Power (to be verified by electrician)		Comcast high speed available	

## HIGHLIGHTS



Abundant hotels and

shopping nearby





On-site deli with ample Walking distance to nearby restaurants light rail station

Magnificent mountain views





Excellent access to south metro

VIEW ONLINE 🕟

www.drycreekbusinesspark.com

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ffice / Warehouse					
LDG. SUITE	SIZE	LOADING	COMMENTS	MONTHLY GROSS RENT	AVAILABLE
ō A	10,193 SF	1 Dock High	30-70% Office	\$14,423.10	Immediately
	STORA TV MOON TV STORA	GE TESTING AREA ORAGE BREAK SEATING		STORAGE OFFICE OFFICE OFFICE OFFICE	
Colliers DERNATIONAL				E. ARAPAHOE RD	

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