

# Dry Creek Business Park

7344 South Alton Way | Unit 8-H | Centennial, CO 80112



COMCAST HIGH SPEED AVAILABLE

MAGNIFICENT MOUNTAIN VIEWS!

## BUILDING INFORMATION

Suite/Size	8-H: 1,378 SF	Power	To be Verified by Electrician
Office	Approximately 20%	City/County/Zoning	Centennial/Arapahoe/BP75 (Light Industrial)
Loading	One (1) Grade Level	Lease Rate	\$13.00/SF NNN
Clear Height	11'6" in Warehouse	Expenses	\$5.48/SF
Year Built	1980	Monthly Gross Rent	\$2,122.12
Available	Immediately	Comments	Single-story 16-building Complex Located at I-25 and Dry Creek; 100% HVAC in Warehouse

## HIGHLIGHTS



Abundant hotels and shopping nearby



On-site deli with ample nearby restaurants



Walking distance to light rail station



Magnificent mountain views



Ready to move in vacancies



Excellent access to south metro

VIEW ONLINE

[www.drycreekbusinesspark.com](http://www.drycreekbusinesspark.com)

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**SUITE DETAILS**

Office / Warehouse					
BLDG.	SUITE	SIZE	COMMENTS	MONTHLY GROSS RENT	AVAILABLE
8	H	1,378 SF	20% Office	\$2,122.12	Immediately

