

# Dry Creek Business Park

7346 South Alton Way | Unit 10-K | Centennial, CO 80112



## BUILDING INFORMATION

Suite/Size	10-K: 3,240 SF	City/County/Zoning	Centennial/Arapahoe/BP75 (Light Industrial)
Office	75%	Base Rent	\$11.75/SF NNN
Loading	Two (2) Drive-Ins	Expenses	\$5.87/SF
Clear Height	11'6" in Warehouse	Available	Immediately
Year Built	1980	Comments	Single-story 16-building Complex Located at I-25 and Dry Creek; 100% HVAC in Warehouse
Power	To be Verified by Electrician		

## 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)

T.J. SMITH, SIOR  
+1 303 283 4576  
tj.smith@colliers.com

MATT KEYERLEBER  
+1 720 284 7100  
matt.keyerleber@colliers.com

CODY SHEESLEY  
+1 303 309 3520  
cody.sheesley@colliers.com

COLLIERS INTERNATIONAL  
4643 S. Ulster Street | Suite 1000  
Denver, CO 80237  
+1 303 745 5800 | FAX +1 303 745 5888

**SUITE DETAILS**

Office / Warehouse						
BLDG.	SUITE	SIZE	LOADING	COMMENTS	MONTHLY RENT	AVAILABLE
10	K	3,240 SF	2 Drive-Ins	75% Office	\$4,757.40	Immediately

