



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

OFFICE / WAREHOUSE FOR SALE

7268 S. Tucson Way
Centennial, CO 80112



Office / Warehouse Building 9,653

Sale Price: \$1,595,000 (\$165/SF)



PROPERTY FEATURES:

Building Size:	9,653 SF
Office Size:	7,722 SF
Warehouse Size:	1,931 SF
Site Size:	0.62 Acres
Clearance:	12'
Zoning:	BP-100
Parking:	28 free Surface Spaces
Year Built:	1983
Taxes (2018):	\$25,211.72
Sale Price:	\$1,595,000 (\$165/SF)
Lease Rate:	\$12.00/NNN

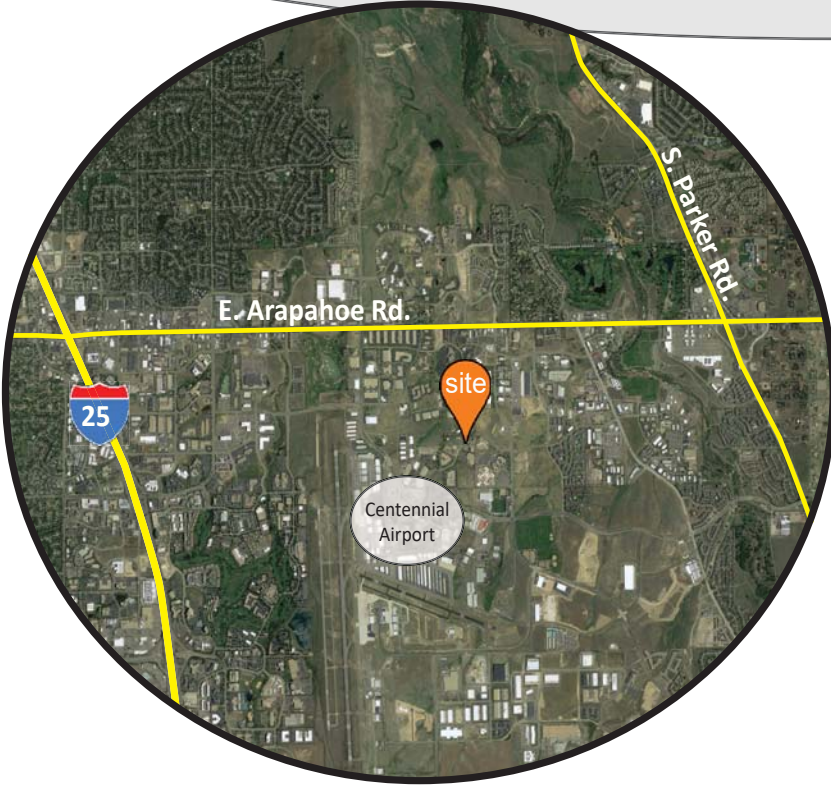
- New roof
- New HVAC units
- New stucco
- Next to Centennial airport



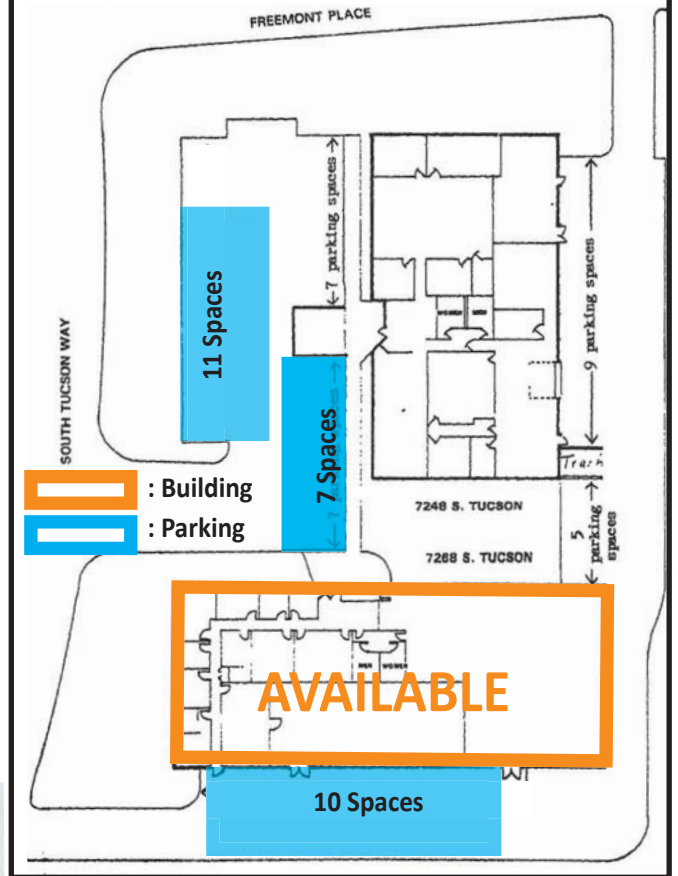
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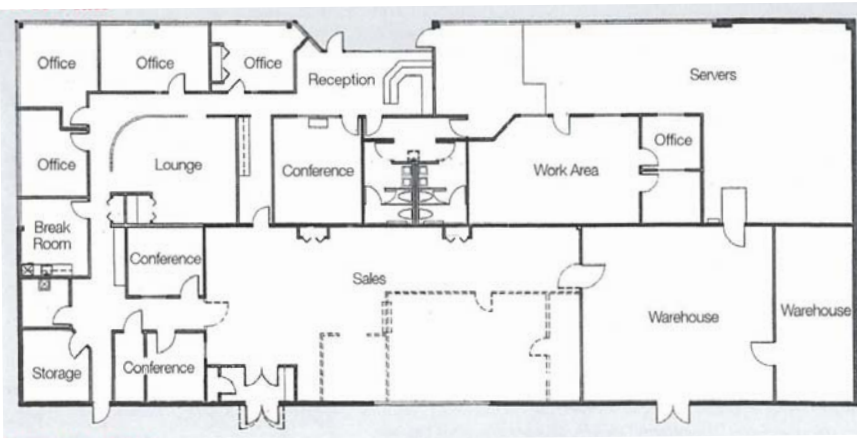
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LAYOUT & PARKING



FLOOR PLAN



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1336 Glenarm Place | Suite 200
Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby

alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson

scott@ringsbyrealty.com
(303) 892-0121