



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FLEX/OFFICE BUILDING FOR SALE

**7060 S Tucson Way
Englewood, CO 80112**

***PRICE
REDUCED!***
\$2,825,000
(\$129/SF)



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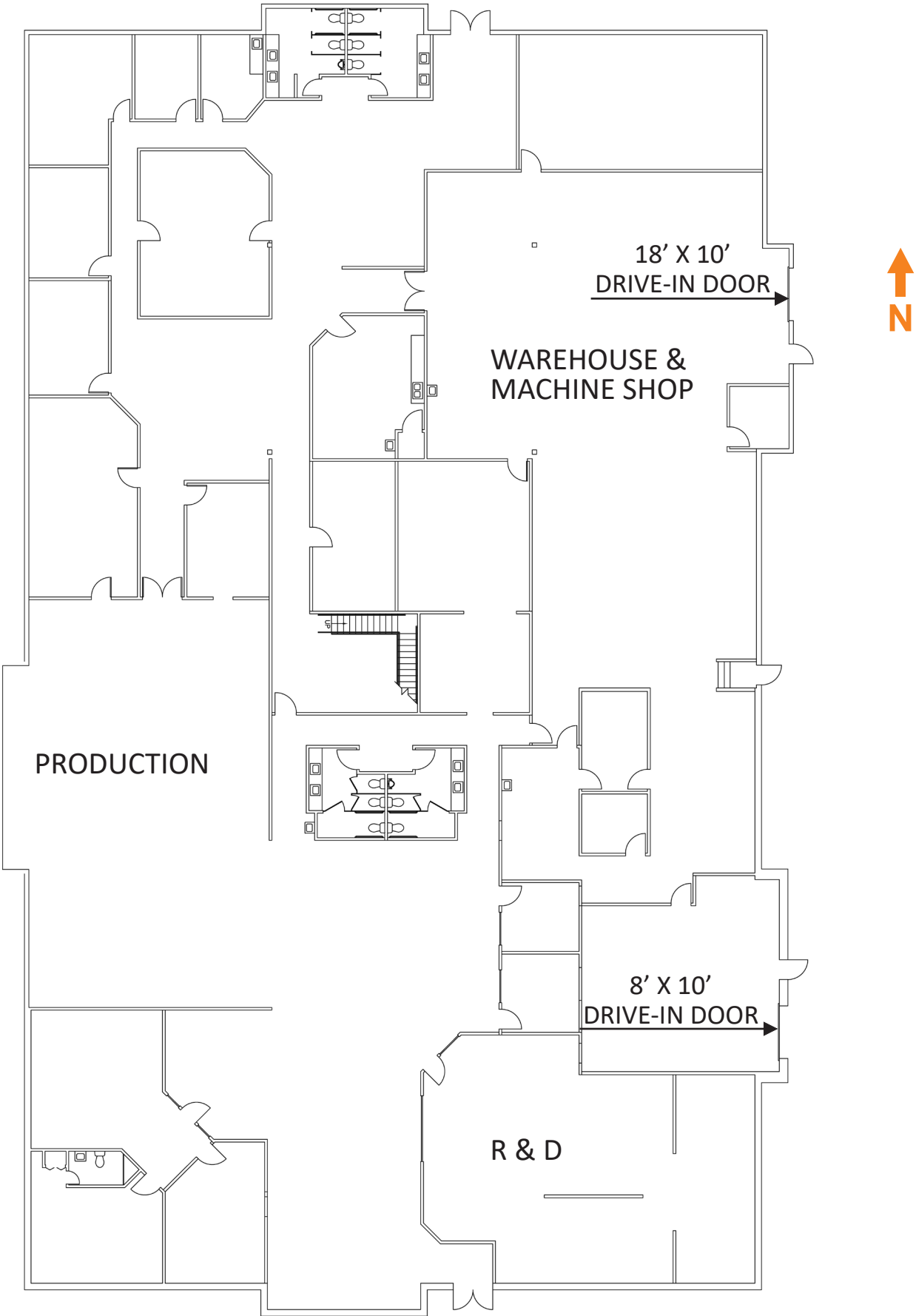
PROPERTY FEATURES:

Building SF:	21,872 SF
City/County:	Centennial / Arapahoe
Lot Size:	1.25 AC*(54,450 SF) *part of larger site
Zoning:	BP100 (Business Park 100 - Office and Light Industrial Use)
Property Type:	Flex / Office Warehouse
Year Built:	1982
Taxes:	\$104,073 (2024)
SALE PRICE:	\$3,495,000 \$2,825,000

PROPERTY HIGHLIGHTS:

- Flex / engineering / production building with attractive offices, including mix of private and open plan
- 2.8 / 1,000 parking
- Heavy power
- Two oversized drive-in doors
- Great location in Centennial Airport Center, near numerous retail amenities.
- Easily divisible for multiple occupants, with separate entries.
- Ideal for engineering, office, laboratory, testing, light industrial, medical-related and many other uses.
- Neighboring companies include Apria Health-care, Comcast, Frontier Controls, Lennox, ThyssenKrupp, Vicor, Canon, Eurofins, and American Honda.
- New parking lot, October 2025

FLOOR PLAN

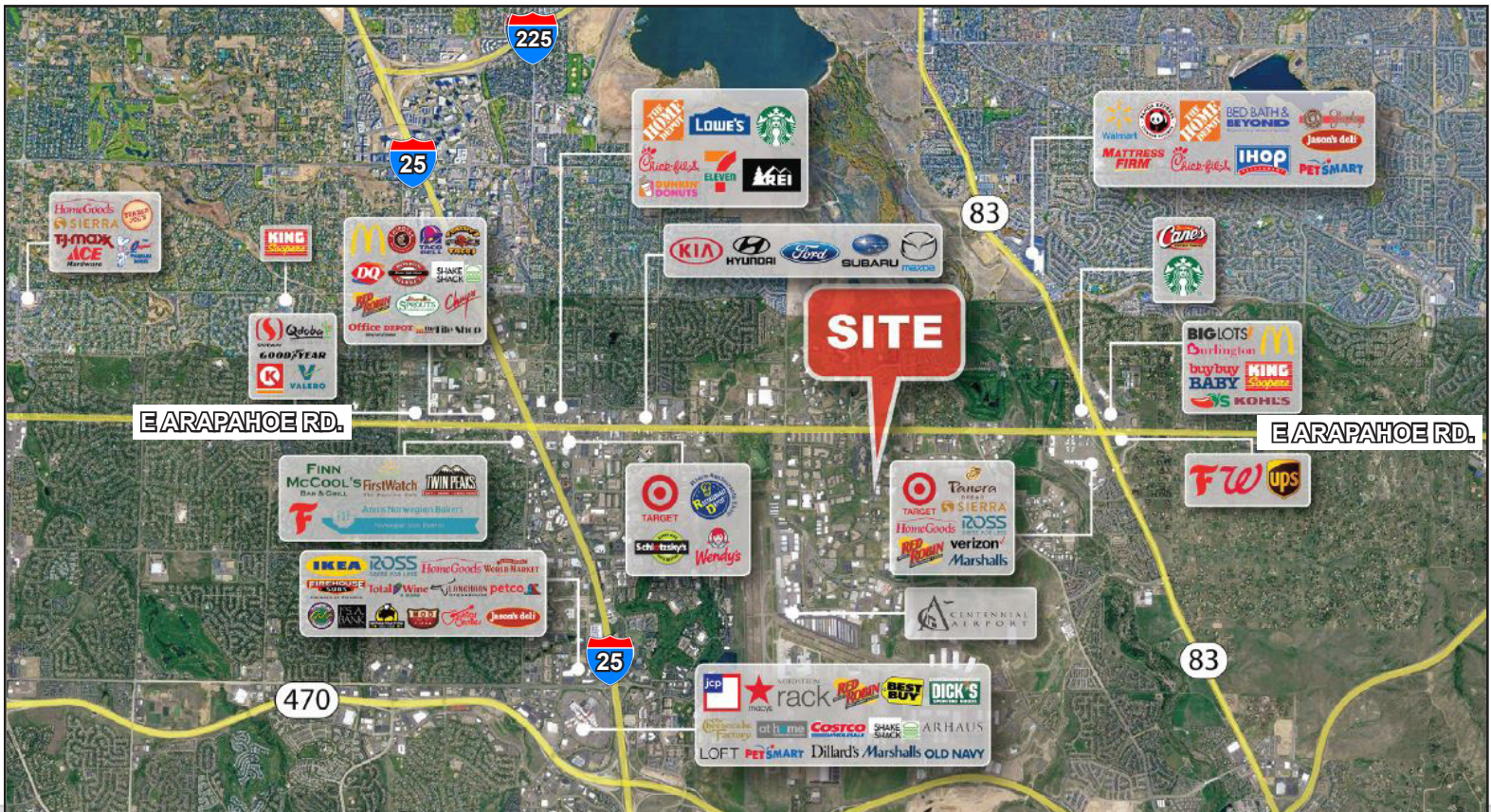
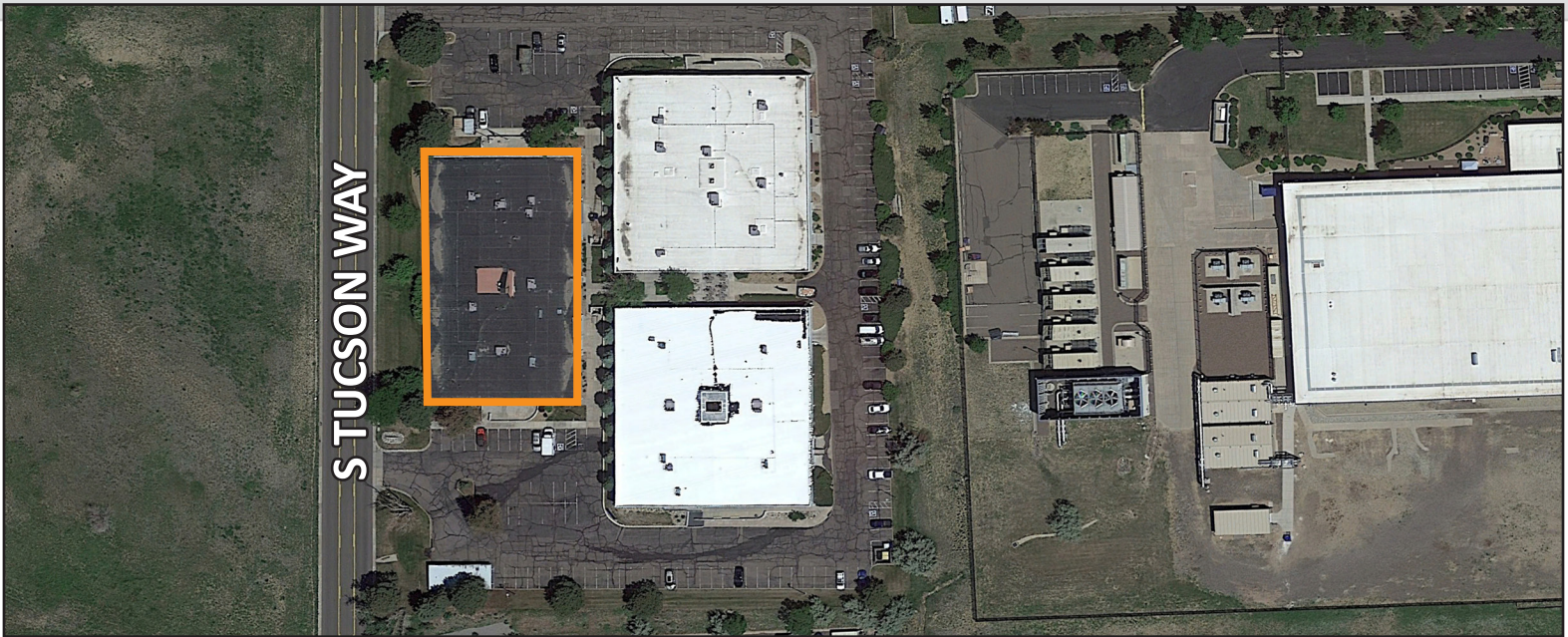




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