



Asset Realty Advisors, Inc.
Real Estate Services

For more information contact:
Robin von Engeln
720-201-7337
robin.vonengeln@assetra.com

Fully Improved Lots For Sale
1 to 3.8 acre sites \$16-\$19 PSF

Easterlima Center

Centennial, CO



Located East of Interstate I-25 in the Easterlima Center and just South of Arapahoe Road. This is an excellent in-fill location with all utilities and infrastructure on site, making this site 100% buildable. Detention is off-site.

Additionally, the site has easy access from every direction. It is a 20 minute commute to downtown Denver via I-25 and a 30 minute commute to DIA via I-25 or E-470. Also, Easter Avenue Parkway is a major thoroughfare allowing easy access for commuters who want to avoid Arapahoe Road.

5 E. Belleview Drive | Greenwood Village, CO 80121 | 303-781-2608
www.assetra.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



PROPERTY INTRODUCTION

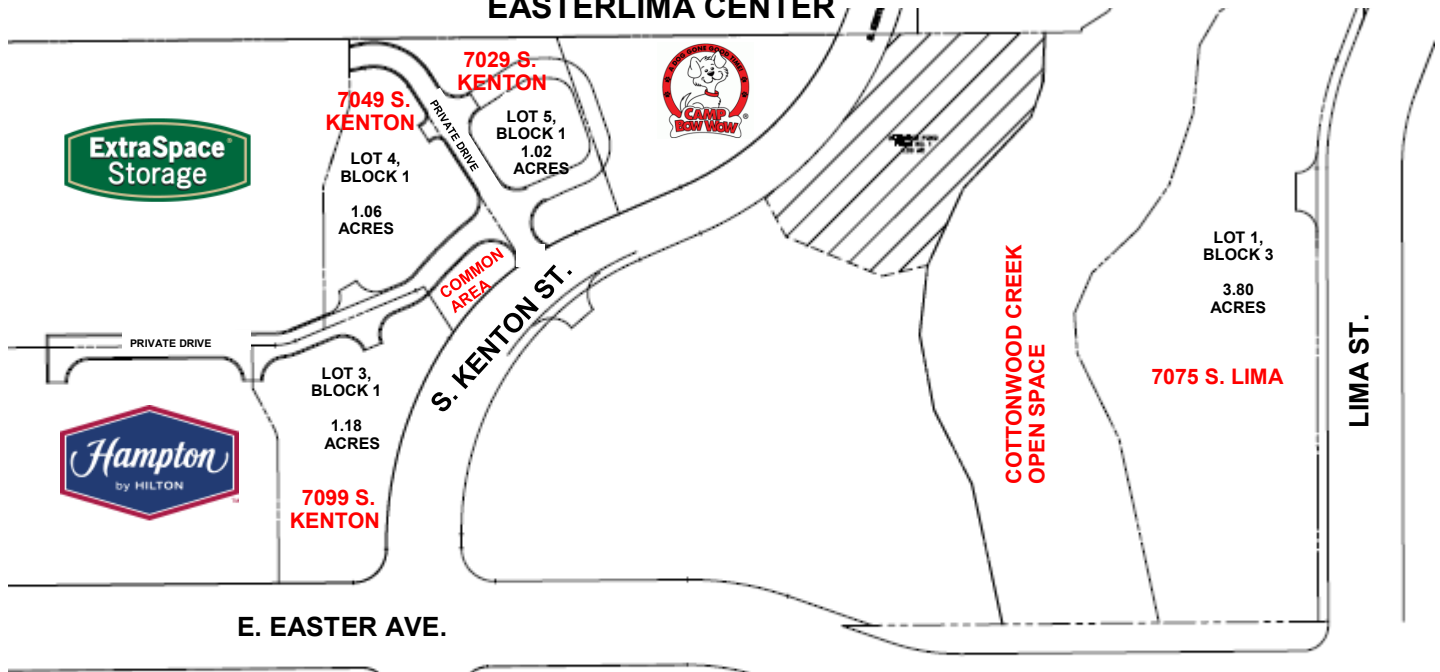
Parcel Size:	Lot 1, Block 1 - 3.42 acres	SOLD
	Lot 2, Block 1 - 2.03 acres	SOLD
	Lot 3, Block 1 - 1.18 acres	\$976,600
	Lot 4, Block 1 - 1.06 acres	\$738,768
	Lot 5, Block 1 - 1.02 acres	\$710,896
	Lot 6, Block 1 - 1.00 acres	SOLD
	Lot 1, Block 1 - 5.12 acres	SOLD
	Lot 1, Block 3 - 3.80 acres	\$2,648,448

Price: \$ 16-\$19 psf

Utilities: Havana Water & Sanitation,
Southeast Metro Storm Water
Authority, Xcel Energy,
CenturyLink

Zoning: BP 100 - Business Park 100—General Commercial allowed

EASTERLIMA CENTER



PERMITTED USES

- Restaurant
- Hotel
- Office / High Rise
- Retail
- Flex / Warehouse / Distribution
- Data Center (including modular containerized)
- Amusement uses
- Commercial / Institutional
- Auto Dealership (limited)

FEATURES

- Electronic messaging signage
- Primary power lines with high KVA
- Long haul fiber optics
CenturyLink, Zayo, Level 3
- Off-site detention, all utilities to site, ready to build
- Easy access
- Minutes from Centennial Airport, shopping,
Restaurants and retail amenities
- Allowed Building Height - 100 feet