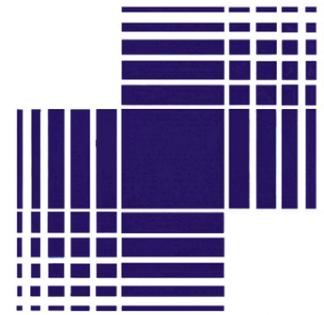
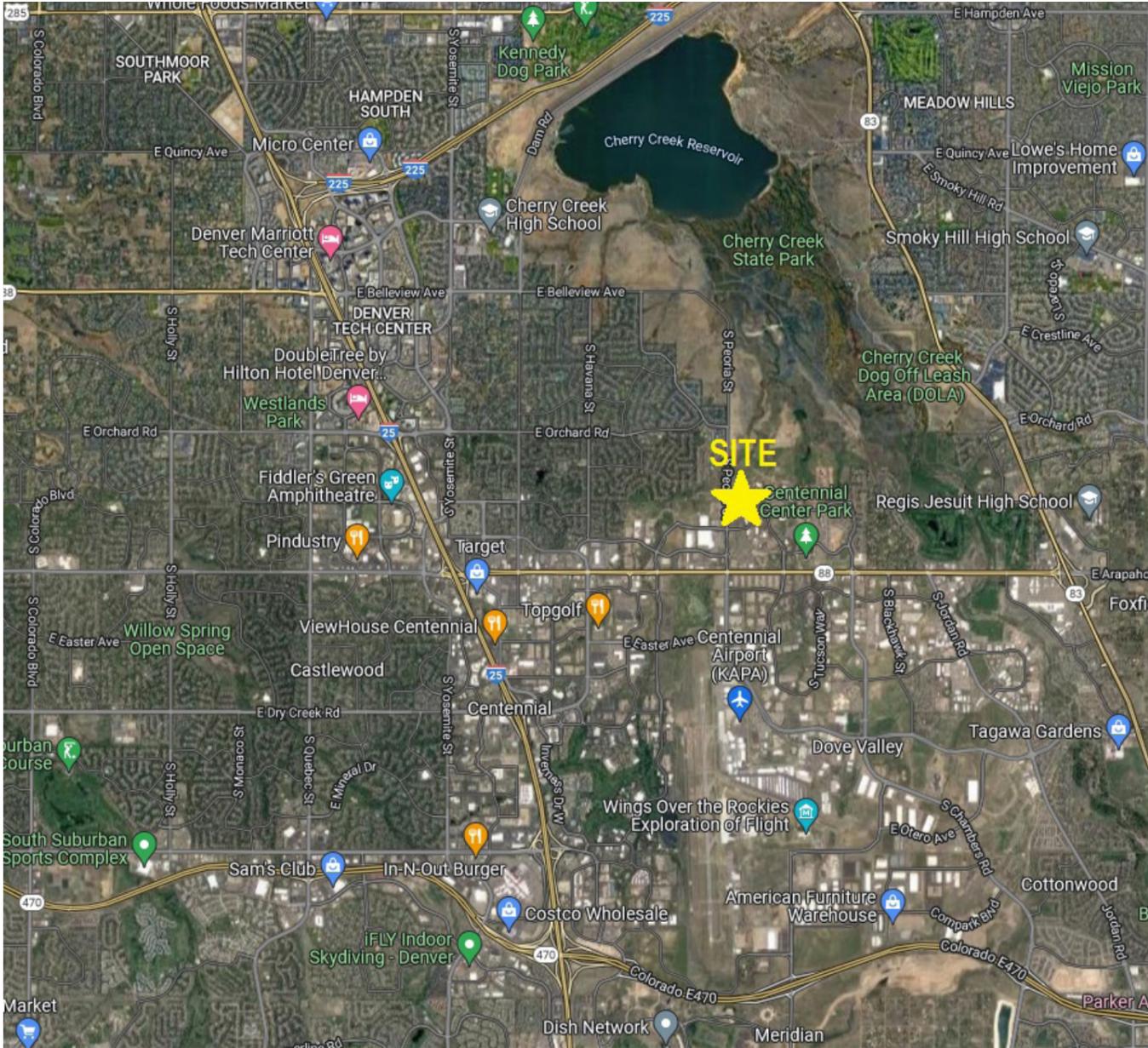


J&B BUILDING COMPANY
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FOR LEASE - THE BAKKEN COMPLEX

INDUSTRIAL FLEX SPACE AVAILABLE
 6333 SOUTH RACINE CIRCLE, CENTENNIAL, CO

RENTAL RATE \$19.00 PSF NNN
 AVAILABLE: 3,661 to 10,983 SF

Newly Constructed Industrial Flex Building

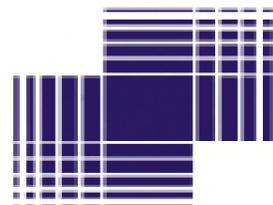


PROPERTY FEATURES AND CONTACT INFORMATION

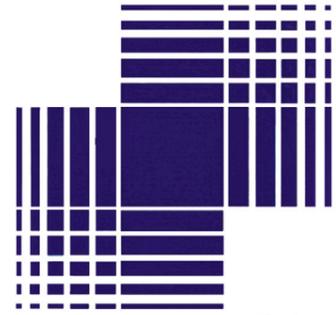
- NNN Expenses: \$9.85/sf (2026)
- Fantastic location near Arapahoe Road and I-25
- Excellent visibility from South Peoria Street
- Total Building 29,983 square feet
- Units as small as 3,661 square feet with one drive-in door
- Parcel: 2.82 acres
- Zoning: Business Park 100 (City of Centennial)

Peter Kapuranis
 303.741.6343 ext. 103
peter@jandbbuilding.com

Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.

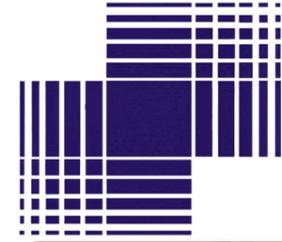


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FOR MORE INFORMATION
CONTACT

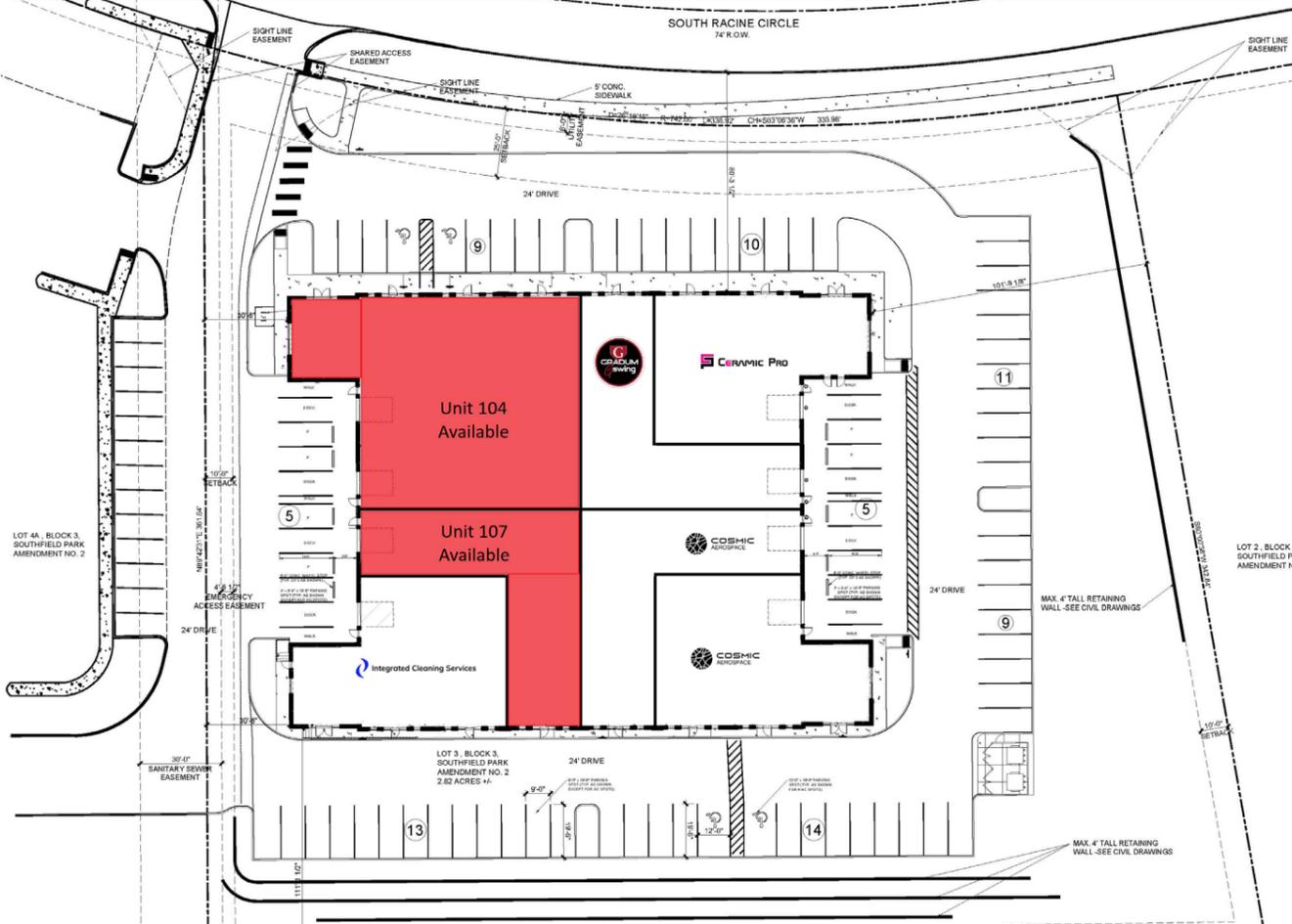
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Site Plan

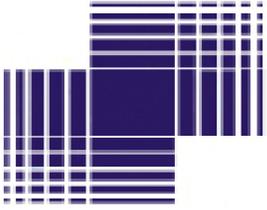


Demographics

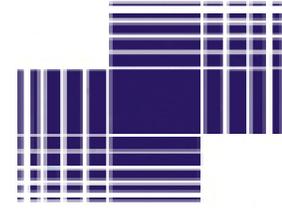
	1 Mile	3 Miles	5 Miles
POPULATION	6,646	54,342	228,720
HOUSEHOLDS	2,241	26,435	109,395
AVG INCOME	\$217,155	\$157,017	\$140,789
TRAFFIC COUNT	13,000 Cars Per Day on S Peoria St		

PRICING

Unit 104	7,323 SF	\$19.00 /SF NNN	Total per Month \$17,606 (incl. NNN expenses)
Unit 107	3,661 SF	\$19.00 /SF NNN	Total per Month \$ 8,802 (incl. NNN expenses)



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