

**AVAILABLE FOR LEASE**

**7019 S Jordan Road  
Centennial, Colorado**

**5,000-60,000 SF OF WAREHOUSE**

**PRESENTED BY:**

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# Property Details

Lease Rate	\$13.50/SF NNN
Opex (Est.)	\$5.04/SF
Space Available	5,000-60,000 SF
Property Type	Industrial/Warehouse
Zoning	I-1
Dock High Doors	Six (10' x 8')
Drive In Doors	One (16' x 18')
Ceiling Height	50 Ft (43' Clear Height)
Power	3-Phase
Sprinkler	Yes

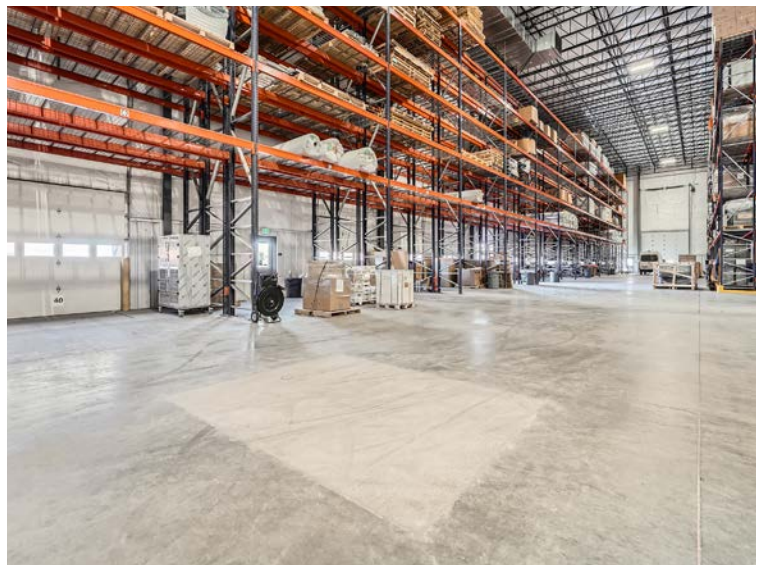
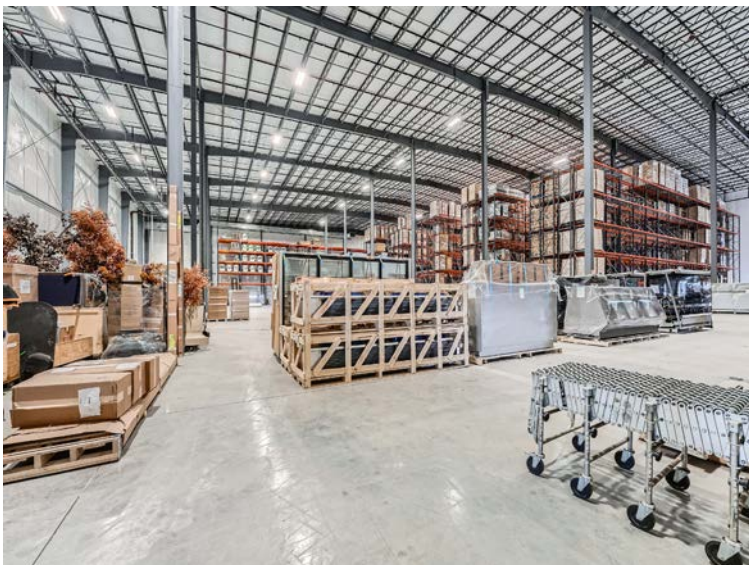
## LEASE HIGHLIGHTS

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- **RECENT CONSTRUCTION:** Features reception/office space, six dock high doors and one drive in door.
- **FEATURES:** 5-High Racking (Oversized in Bottom) & 3600 Pallet Positions
- **CLIMATE CONTROLLED & SPRINKLERS**
- **FLEXIBLE TERM AND AVAILABILITY:** 5,000-60,000 SF Available with Terms as low as 1-Year!
- **FURNITURE/FIXTURES:** Negotiable for tenant.
- **YARD SPACE:** Yard space or additional parking available behind the building (Contact Listing Broker for Rates).
- **FANTASTIC LOCATION:** Located off E Arapahoe Road, minutes from E-470 and I-25.



# WAREHOUSE PHOTOS





# OFFICE PHOTOS





# EXTERIOR PHOTOS







# Kentwood

## Commercial

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