

INDUSTRIAL FOR LEASE

# 7070 S. Tucson Way

Englewood, CO 80112

## FLEX BUILDING FOR LEASE

22,304 SF | 1.25 AC

Strong access to I-25 & E-470 for regional connectivity



Close proximity to Centennial Airport



Located in a high-demand Southeast Denver submarket with limited supply



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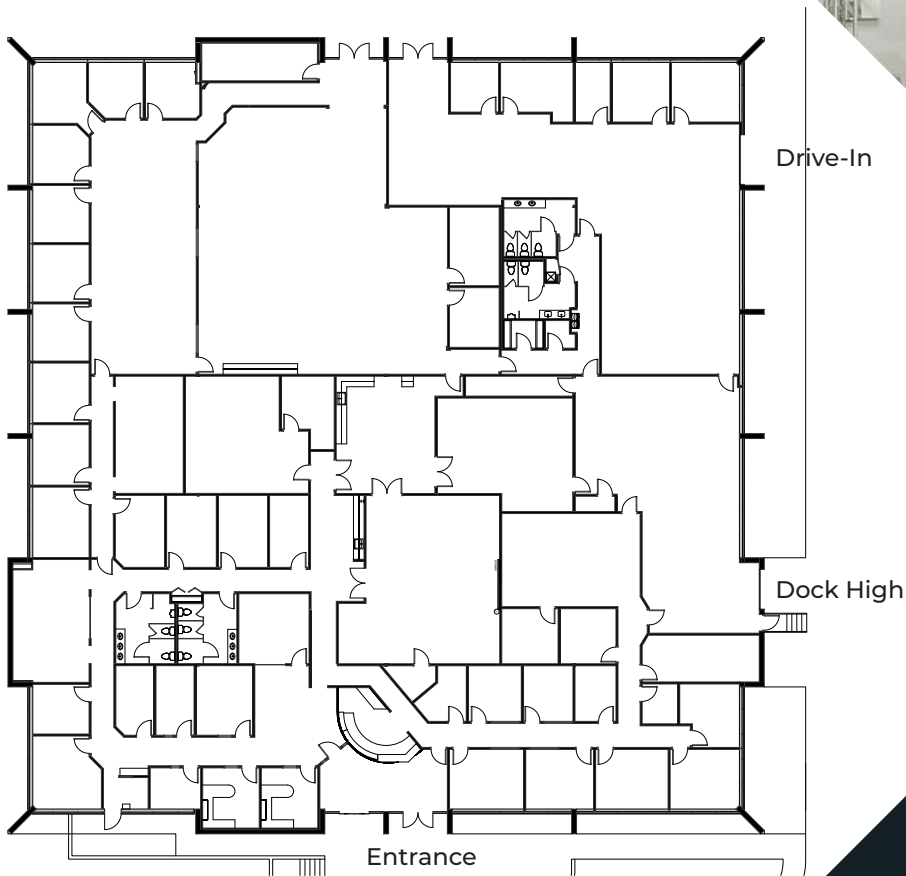
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# Floor Plan



**22,304 SF**  
1.25 AC

LEASE RATE:  
**\$12.00/SF + NNN**

*7070 S. Tucson Way is a well-located flex/ industrial property in Southeast Denver's Centennial submarket, featuring a heavy, high-end office build-out with warehouse functionality, and ideal for users or investors seeking strong access to I-25 and the Denver Tech Center.*



# 7070 S. Tucson Way

Englewood, CO 80112

## PROPERTY DETAILS



RBA:  
22,304 SF



Zoning:  
MU-PUD



Land:  
1.25 AC



Loading:  
1 Dock, 1 Drive In



Year Built:  
1982



Clear Height:  
16'

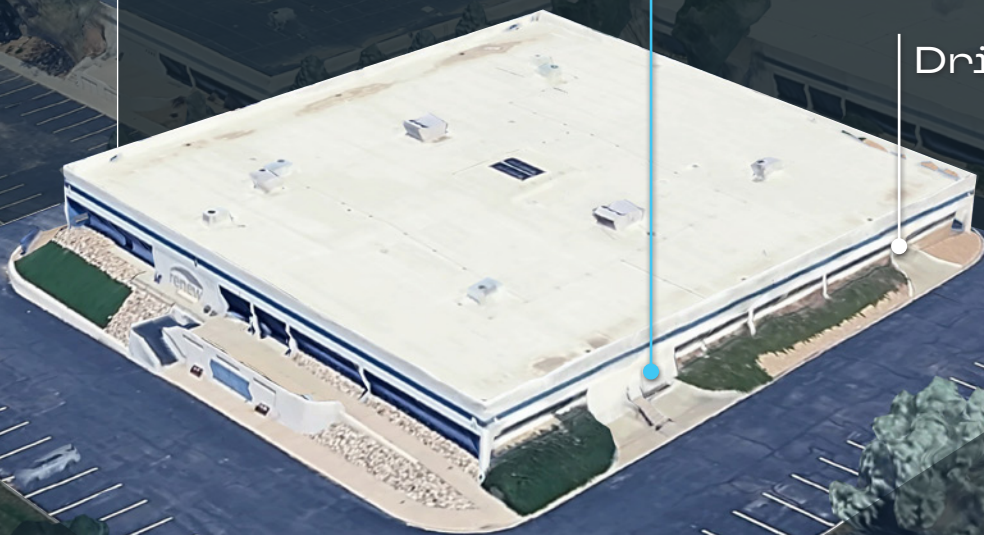


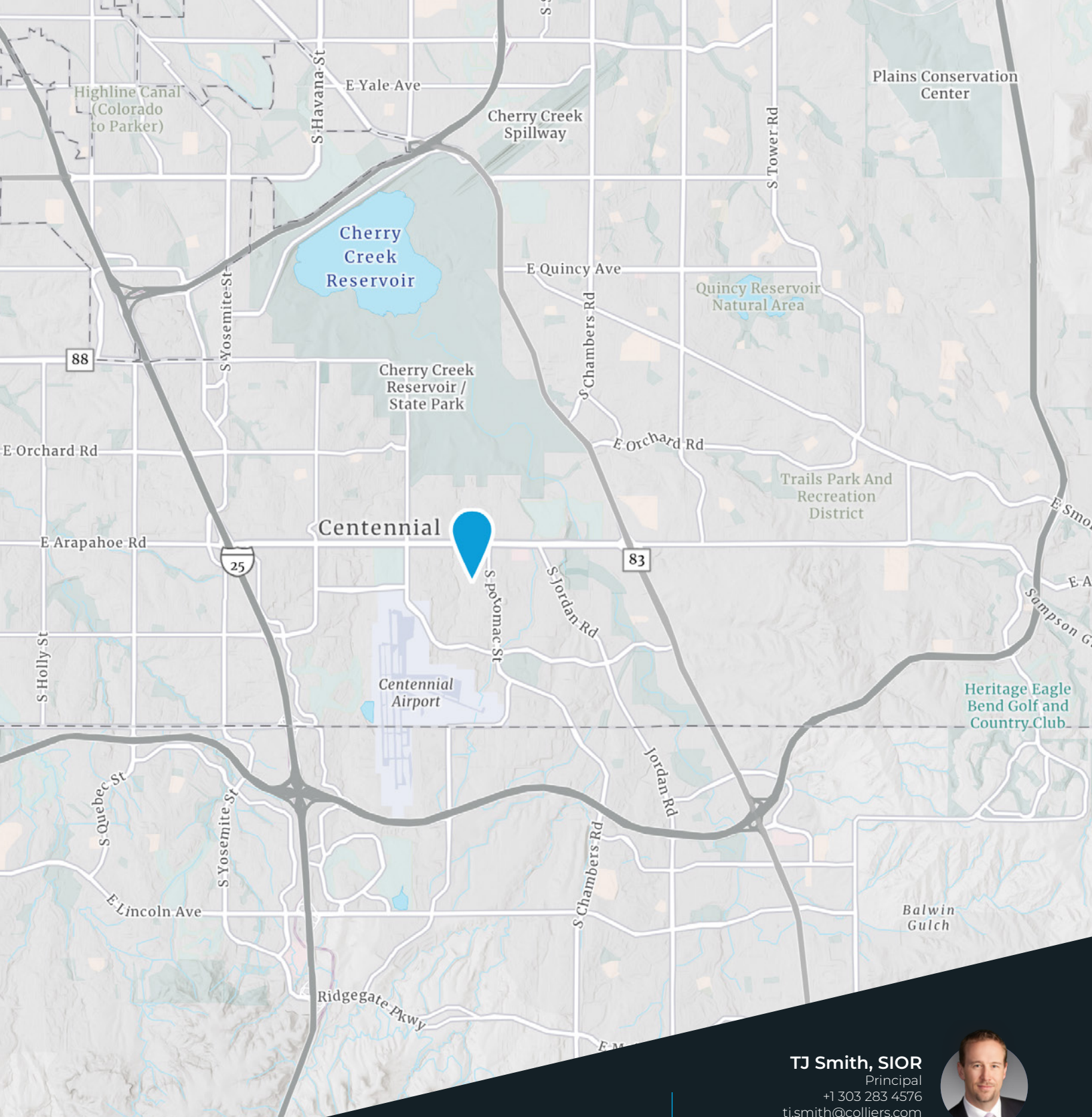
Renovated:  
2018

S. TUCSON WAY

Dock High

Drive-In





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