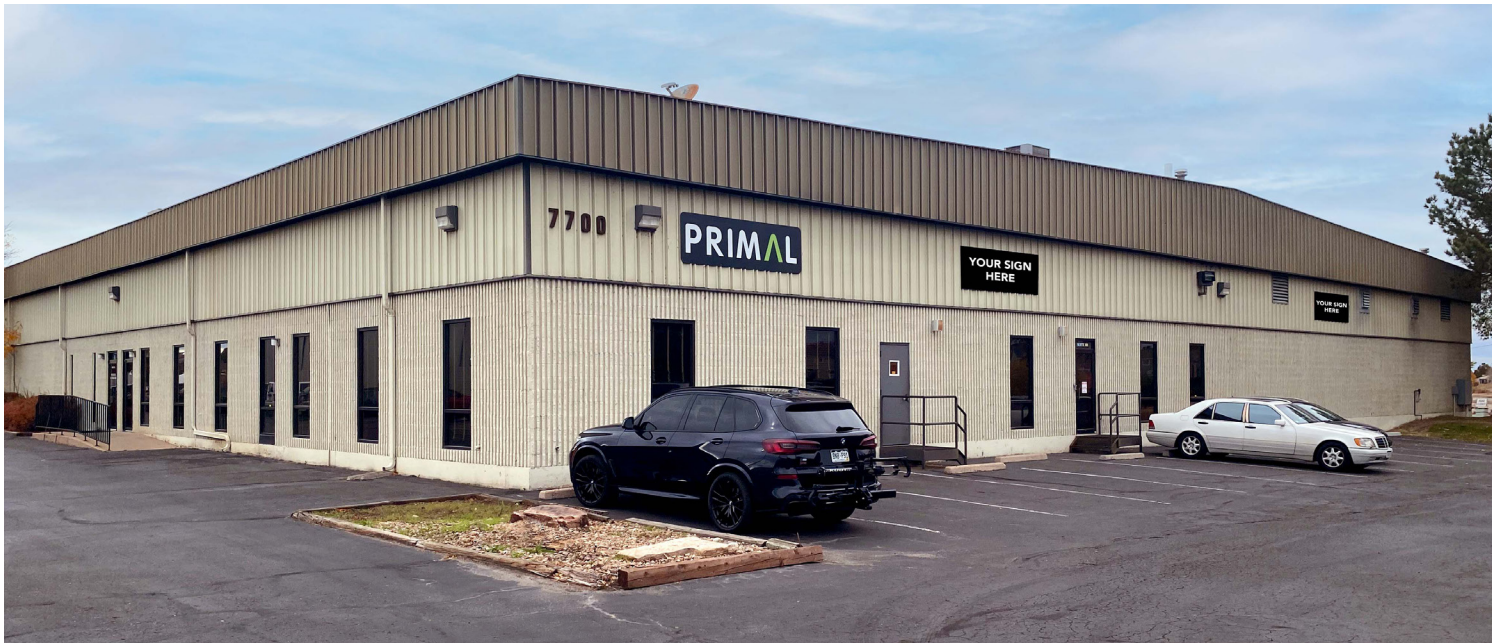




7700 Cherry Creek S Dr | Suite 104

Denver, Colorado 80231



FOR LEASE | Infill Industrial Available

PROPERTY FACTS

Available:	8,000 SF (±15% Office)
Building Size:	52,000 SF
Site Size:	2.68 Acres
Zoning:	I-1, Light Industrial Warehouse
Year Built:	1980
Clear Height:	18' - 21'
Parking:	1.5/1,000
Loading:	2 Dock-High Doors (8' x 10')
Sprinklers:	Ordinary Hazard
Rate:	\$14.00/SF Modified Gross
CAM Expenses:	\$0.68/SF (2026 Est.)
Other:	Easy access to I-25, I-225, Parker Rd, Denver Tech Center, and Cherry Creek

AERIAL VIEW

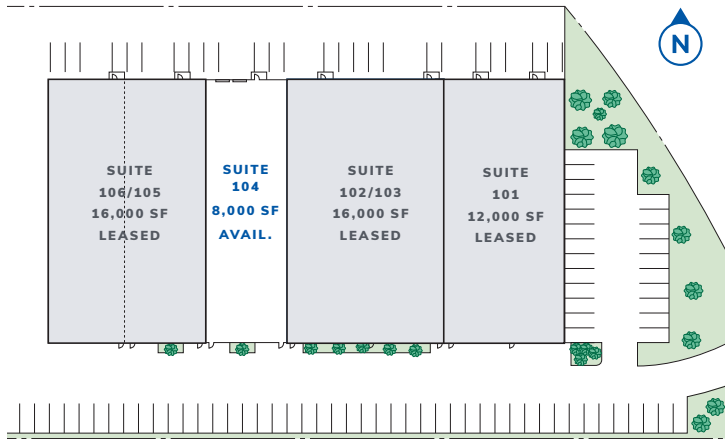




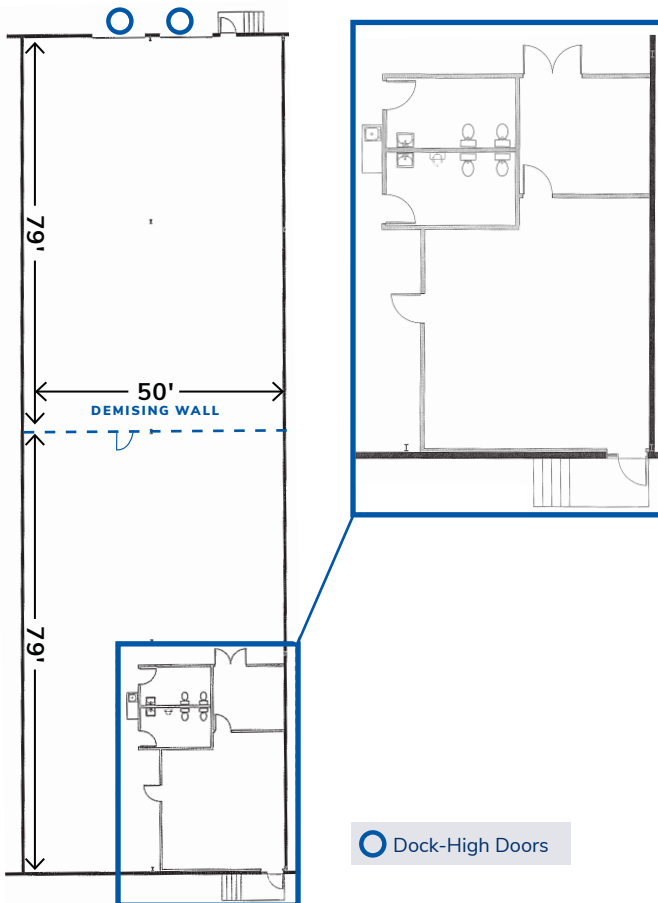
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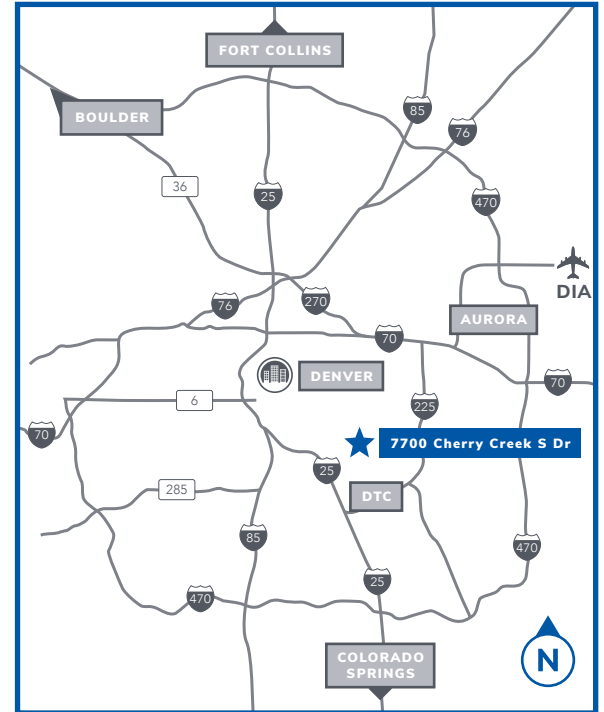
SITE PLAN



FLOOR PLAN SUITE 104



PROPERTY LOCATION



WAREHOUSE INTERIOR SUITE 104



FOR MORE INFORMATION

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