

\$2,675,000
SALE PRICE

7124

S. DILLON CT.



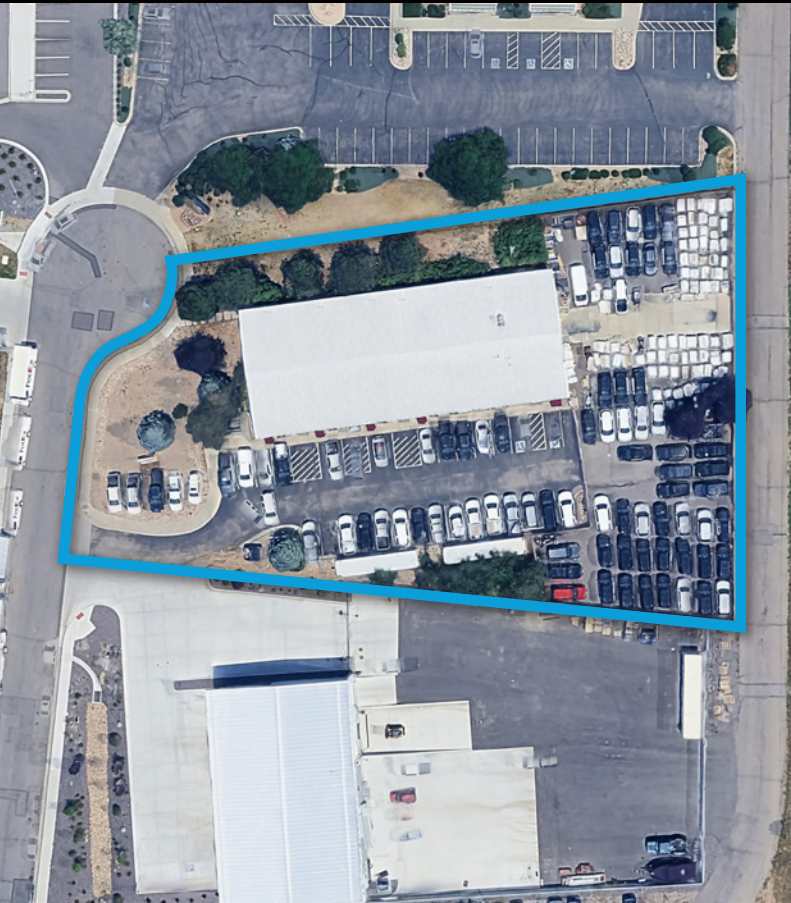
**10,944 SF INDUSTRIAL BUILDING
FOR SALE**

BARRY YOUNG
303 283 4580
barry.young@colliers.com

CODY SHEESLEY
303 309 3520
cody.sheesley@colliers.com



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



Fenced Yard



Aggressive price per square foot



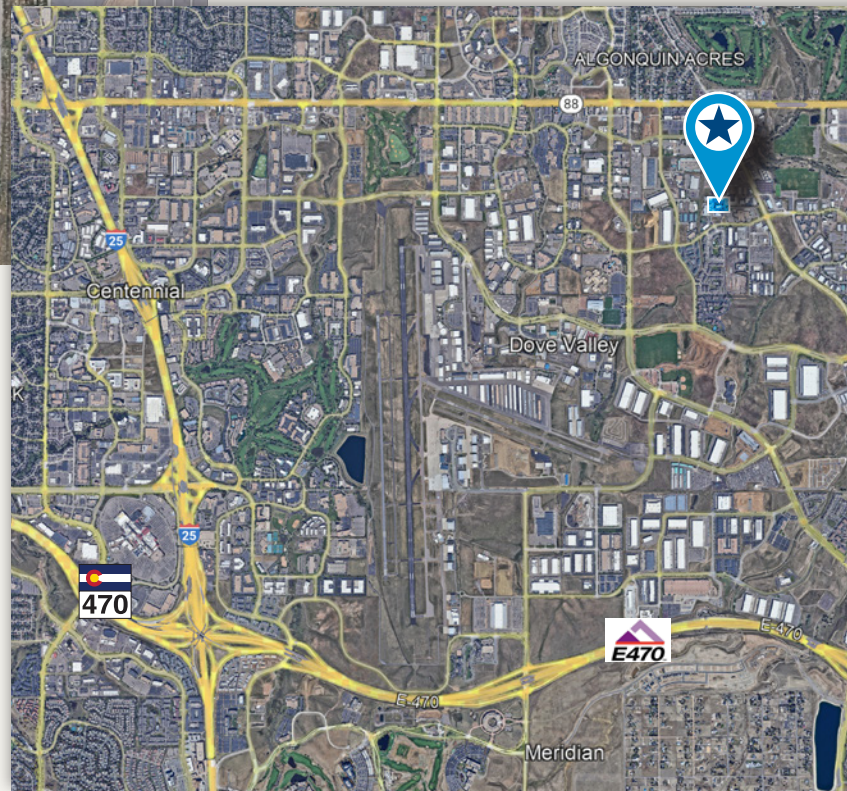
Located within Centennial
East Corporate Center



Great Southeast Denver Metro
access and in close proximity
to many amenities

OFFERING SUMMARY

Sale Price:	\$2,675,000
Available:	Immediately
Building Size:	10,944 SF
Office SF:	3,750 SF (includes Mezzanine)
Lot Size:	1.36 Acres
YOC:	2003
Zoning:	MU (Unincorporated Arapahoe County)
2025 Property Taxes:	\$63,489.36
Clear Height:	±20'
Loading:	5 Drive-Ins (1 - 12'x14', 3 - 10'x12' and 1 - 8'x8'. TBV)
Stripped Parking:	26 Spaces
IOS Storage:	Est. 0.4 AC



CONTACT:

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