

Industrial/Flex Opportunity For Sale

14883 E HINSDALE AVENUE, UNIT B, CENTENNIAL, COLORADO 80112

PRICE REDUCED!



Overview

Unit B at 14883 E Hinsdale Drive offers a versatile industrial/flex opportunity in one of Centennial's most accessible business corridors. The space features a functional blend of warehouse and office—ideal for a wide range of light industrial, distribution, service, or tech-focused users. With convenient drive-up access, a private entrance, and efficient floor plan, the unit supports both operational workflow and front-of-house needs.

Located just minutes from E-470, Centennial Airport, and major arterials, the property provides exceptional regional connectivity for employees, clients, and logistics. Surrounded by established businesses and industrial users, Unit B delivers a practical, professional environment in a highly sought-after submarket.

Highlights

- 20' clear ceiling height
- I-1 PUD zoning offers a wide range of permitted uses
- Mix of warehouse and office build-out
- Excellent access to E-470, I-25, and Dove Valley
- **Ideal for:** owner/users, small businesses, growing companies, and local operators
- **3-phase, 400 amp** electrical service
- Fire Suppression
- 14' Overhead drive-in door

Property Details

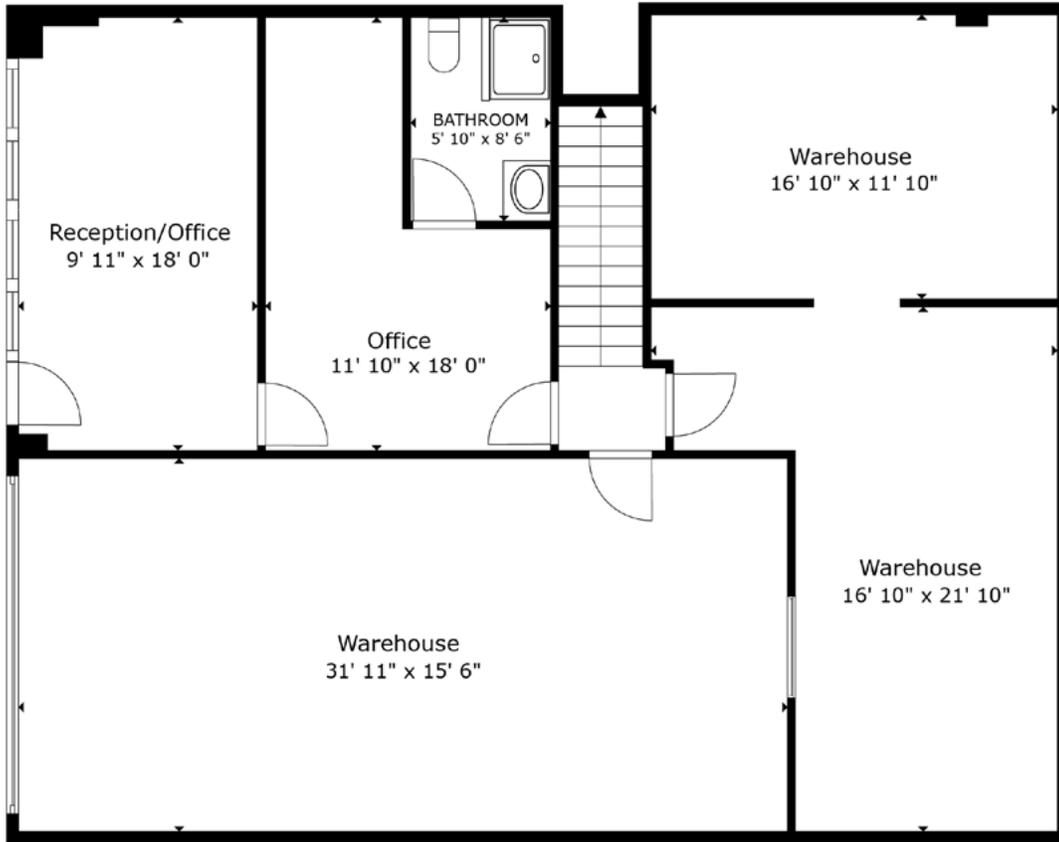
| | |
|--|---|
|  <p>Sales Price \$649,000 \$625,000</p> |  <p>Building Size 2,326 SF</p> |
|  <p>Zoning I-1 PUD</p> |  <p>OA Cost \$800/Month</p> |
|  <p>Property Tax* \$10,486.55</p> <p><small>*Property Taxes for 2025, Payable 2026</small></p> |  <p>Electrical 3-Phase, 400 Amp</p> |

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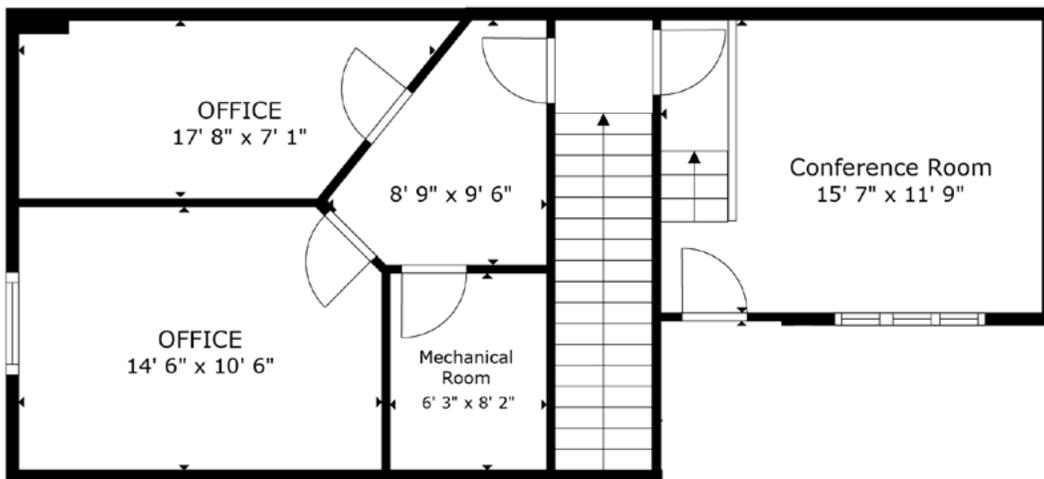
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Floor 1



Floor 2



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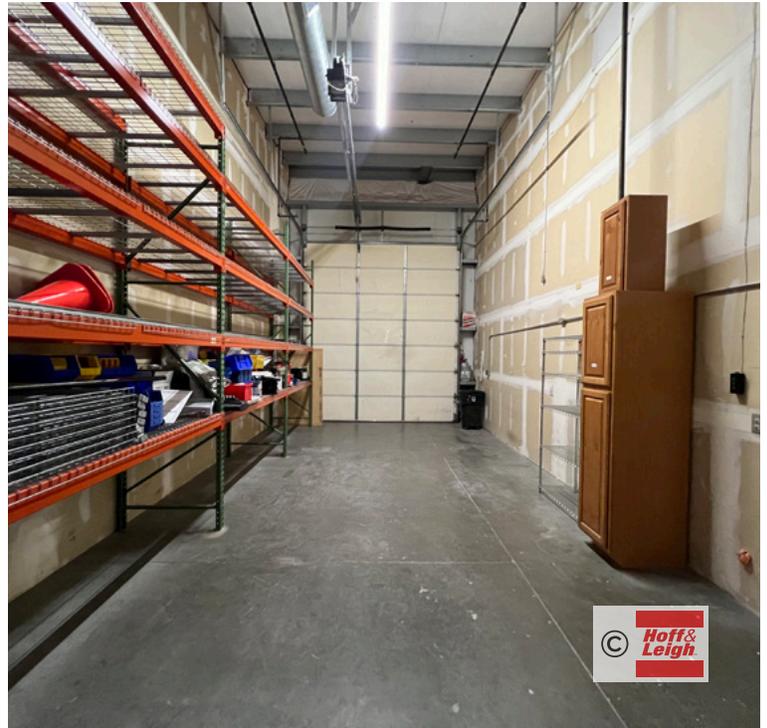
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DEMOGRAPHICS



57,258
Population



37.2
Median Age



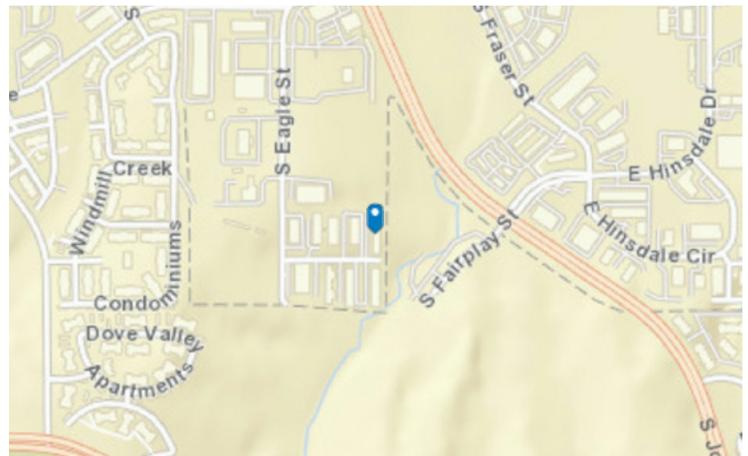
2.6
Average
Household Size



\$119,953
Median Household
Income

TRAFFIC COUNT

| Nearest Cross Street | VPD | Distance (mi) |
|----------------------|--------|---------------|
| E Hinsdale Dr | 11,782 | 0.3 |
| E Hinsdale Dr | 10,632 | 0.3 |
| E Hinsdale Dr | 11,782 | 0.3 |
| Broncos Pkwy | 10,440 | 0.5 |
| S Jordan Rd | 21,378 | 0.5 |



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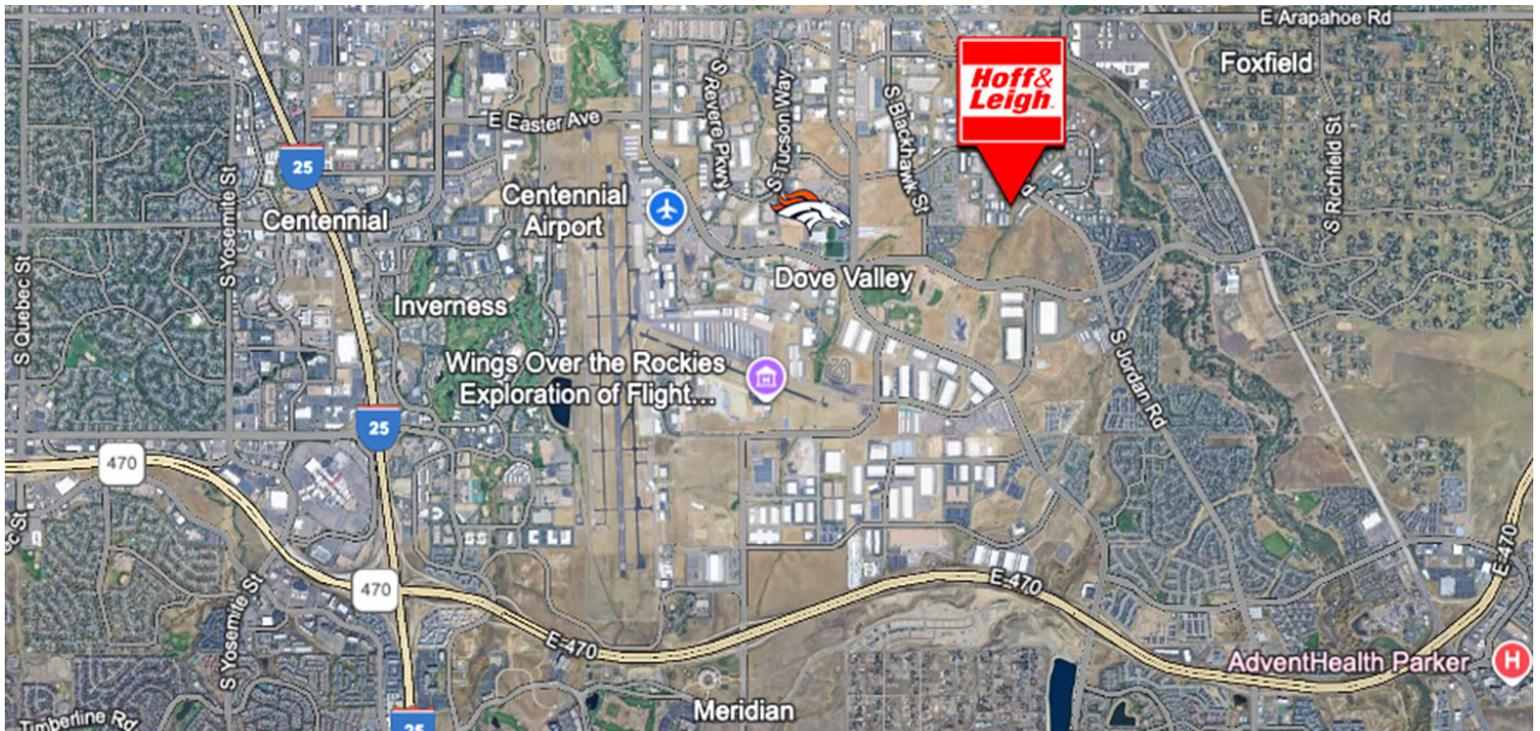
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