

FOR SALE



**7127 SOUTH ALTON WAY
CENTENNIAL, CO 80112**

**Southeast Denver Flex Industrial
For Sale**

PROPERTY HIGHLIGHTS:

SALE PRICE: \$2,550,000

Building Size	9,437 SF
Office	90%
Site Size	1.07 Acres
Year Built / Reno.	1975 / 2016
Sprinklers	Yes
Loading	1 Dock High
Electrical	TBV
Parking	35 Spaces
Yard	Asphalt
Zoning	BP 50
County	Arapahoe
Taxes	\$60,750 (\$6.44/SF)

- Rare building with outdoor storage for sale in Southeast Denver
- High finish office space throughout
- Immediate access to I-25
- Fully secured yard area with automatic gate and asphalt yard
- Ideal property for contractors and service companies

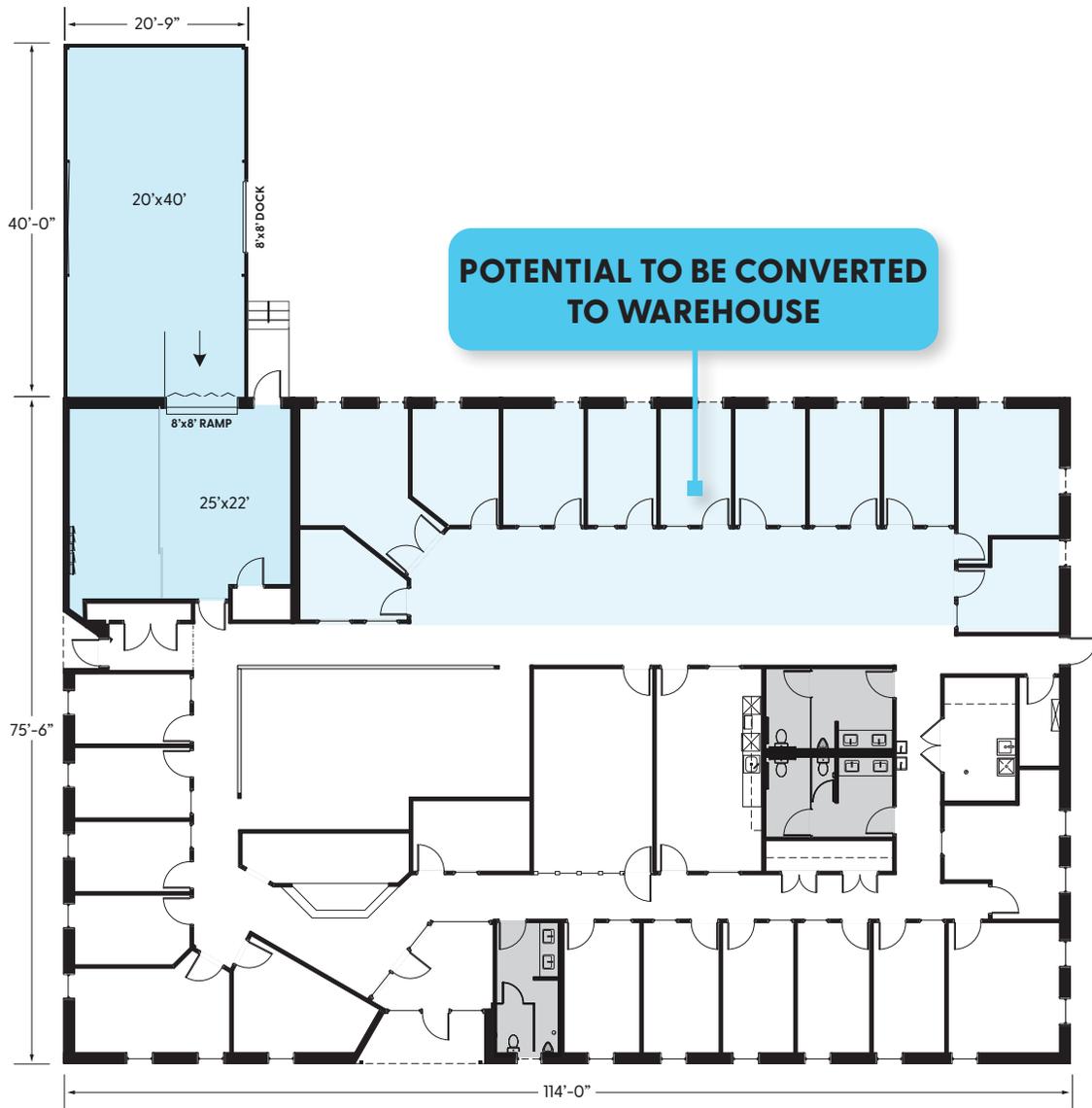
NEWMARK

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**DOWNTOWN
DENVER**

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S YOSEMITE ST

**9,437 SF
BUILDING**

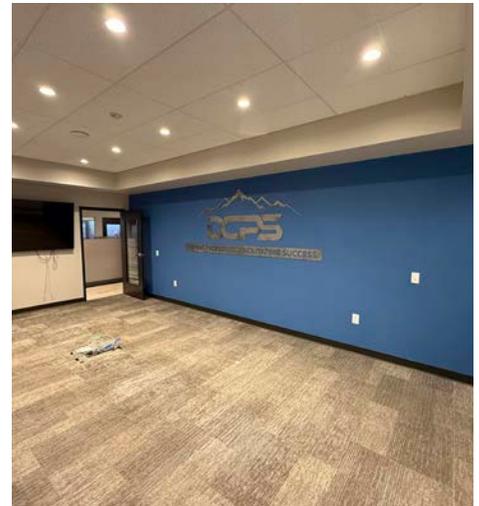
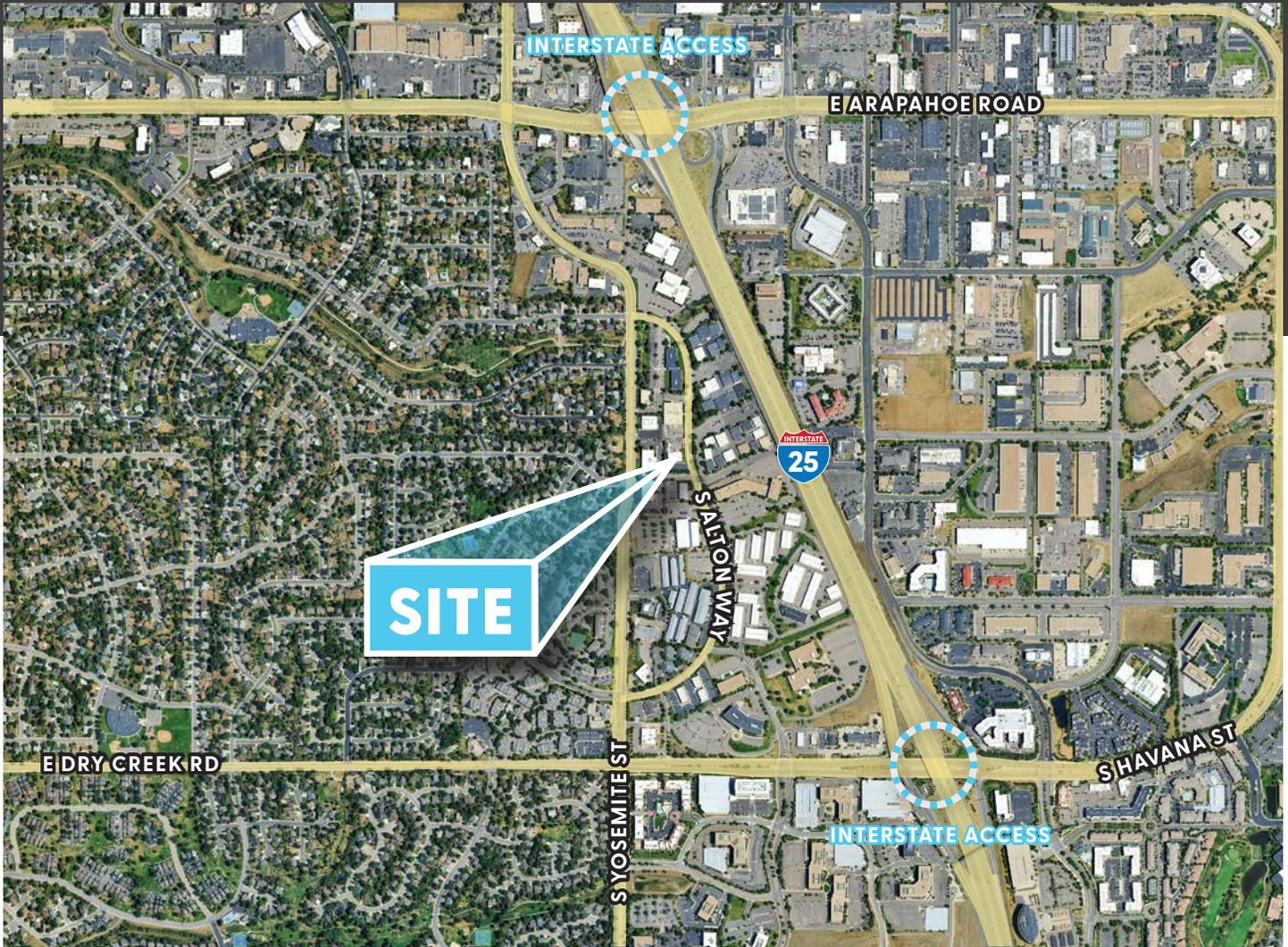
**FENCED YARD WITH
AUTOMATIC GATE**

**35 PARKING
SPACES**

S SALTON WAY



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