



Asset Realty Advisors, Inc.
Real Estate Services

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Fully Improved Lots For Sale
1 to 3.8 acre sites \$16-\$19 PSF
Easterlima Center
Centennial, CO



Located East of Interstate I-25 in the Easterlima Center and just South of Arapahoe Road. This is an excellent in-fill location with all utilities on site.

Additionally, the site has easy access from every direction. It is a 20 minute commute to downtown Denver via I-25 and a 30 minute commute to DIA via I-25 or E-470. Also, Easter Avenue Parkway is a major thoroughfare allowing easy access for commuters who want to avoid Arapahoe Road.

5 E. Belleview Drive | Greenwood Village, CO 80121 | 303-781-2608
www.assetra.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



PROPERTY INTRODUCTION

Parcel Size: Lot 1, Block 1 - 3.42 acres **SOLD**
 Lot 2, Block 1 - 2.03 acres **SOLD**
 Lot 3, Block 1 - 1.18 acres \$879,000
 Lot 4, Block 1 - 1.06 acres \$738,768
 Lot 5, Block 1 - 1.02 acres \$710,896
 Lot 6, Block 1 - 1.00 acres **SOLD**

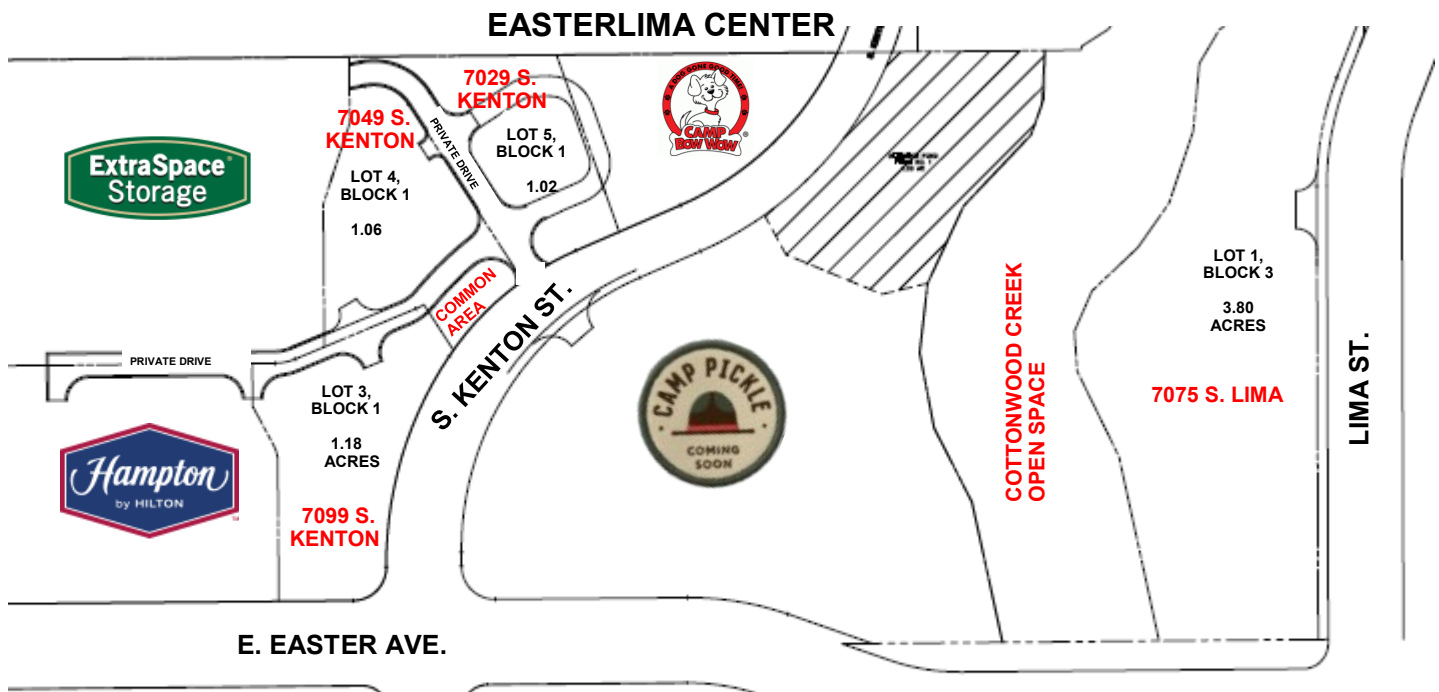
Lot 1, Block 2 - 5.12 acres **SOLD**

Lot 1, Block 3 - 3.80 acres \$2,648,448

Price: \$16-\$19 psf

Utilities: Havana Water & Sanitation,
 Southeast Metro Storm Water
 Authority, Xcel Energy,
 CenturyLink

Zoning: BP 100 - Business Park 100—General Commercial allowed



PERMITTED USES

- Restaurant
- Hotel
- Office / High Rise
- Retail
- Flex / Warehouse / Distribution
- Data Center (including modular containerized)
- Amusement uses
- Commercial / Institutional
- Auto Dealership (limited)

FEATURES

- Electronic messaging signage
- Primary power lines with high KVA
- Long haul fiber optics CenturyLink, Zayo, Level 3
- Easy access
- Minutes from Centennial Airport, shopping, Restaurants and retail amenities
- Allowed Building Height - 100 feet