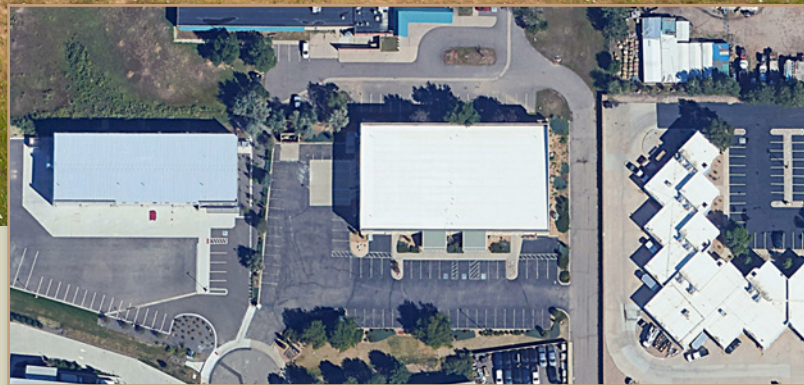
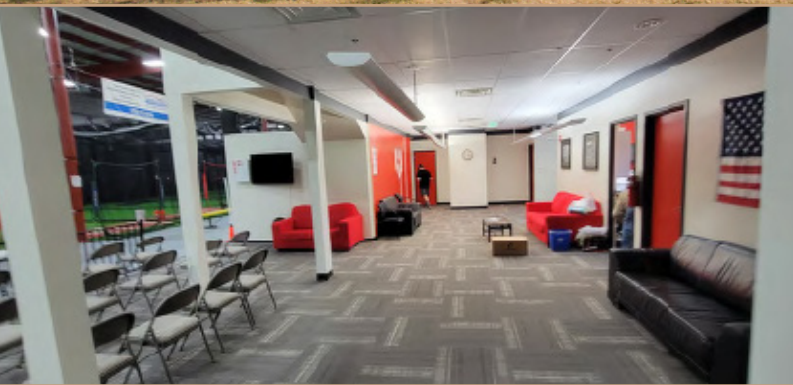


\$4,150,000
SALE PRICE

7104

S. DILLON CT.



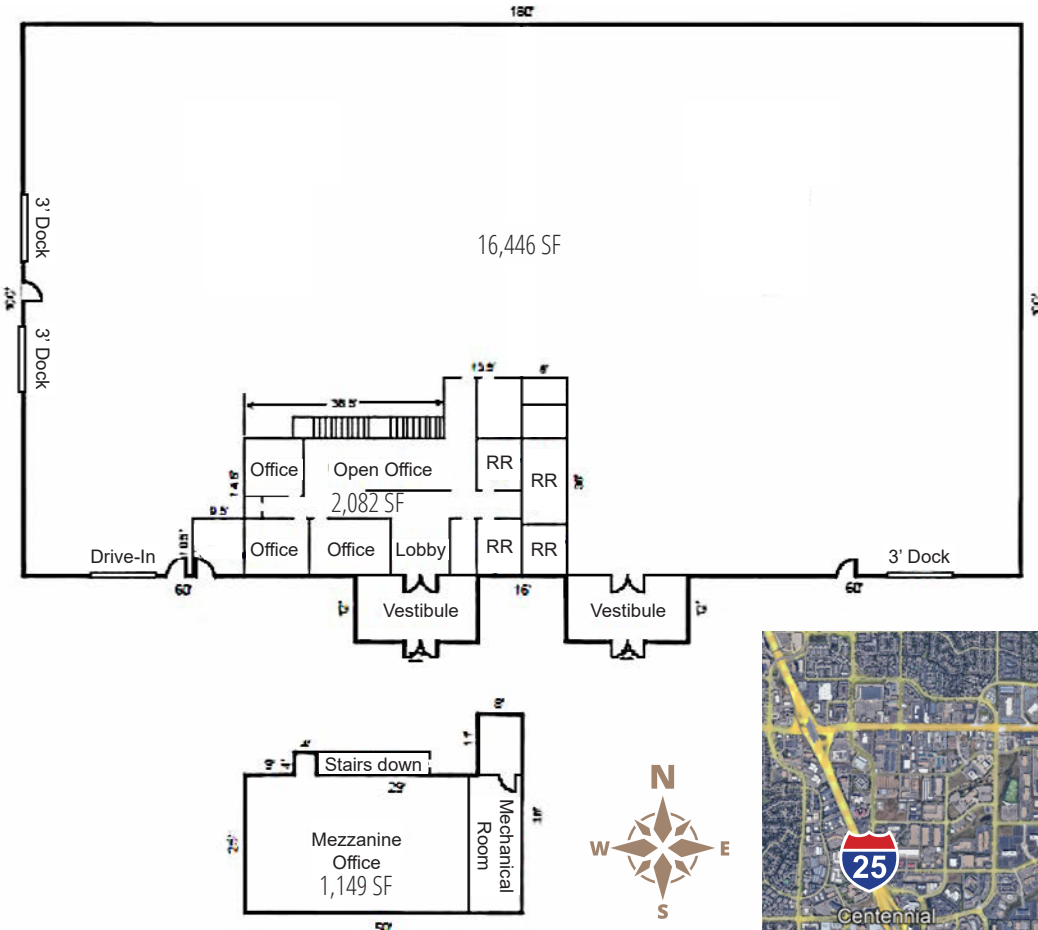
**19,677 SF INDUSTRIAL BUILDING
FOR SALE**

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

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

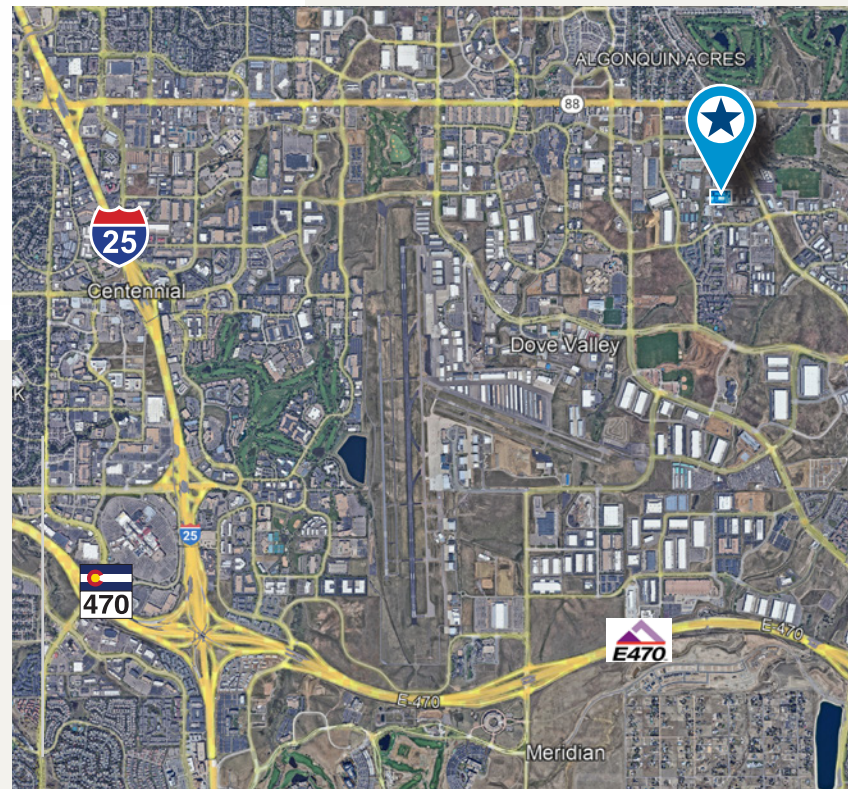


PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

-  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:	\$4,150,000
Available:	June 1, 2025
Building Size:	19,677 SF
Office SF:	3,231 SF (includes Mezzanine)
Lot Size:	1.71 Acres
YOC:	2003 (renovated in 2016)
Zoning:	MU (Unincorporated Arapahoe County)
2024 Property Taxes:	\$76,695.36
Clear Height:	±23'– ±25'
Loading:	Three (3) Dock Highs One (1) Drive-In (12' x 14')
Parking:	63 available (Surface); Ratio of 3.8:1,000 SF

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