



LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.

# FLEX/OFFICE BUILDING FOR SALE

7060 S Tucson Way  
Englewood, CO 80112

**PRICE  
REDUCED!**  
**\$2,825,000**  
**(\$129/SF)**



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Denver, CO 80204  
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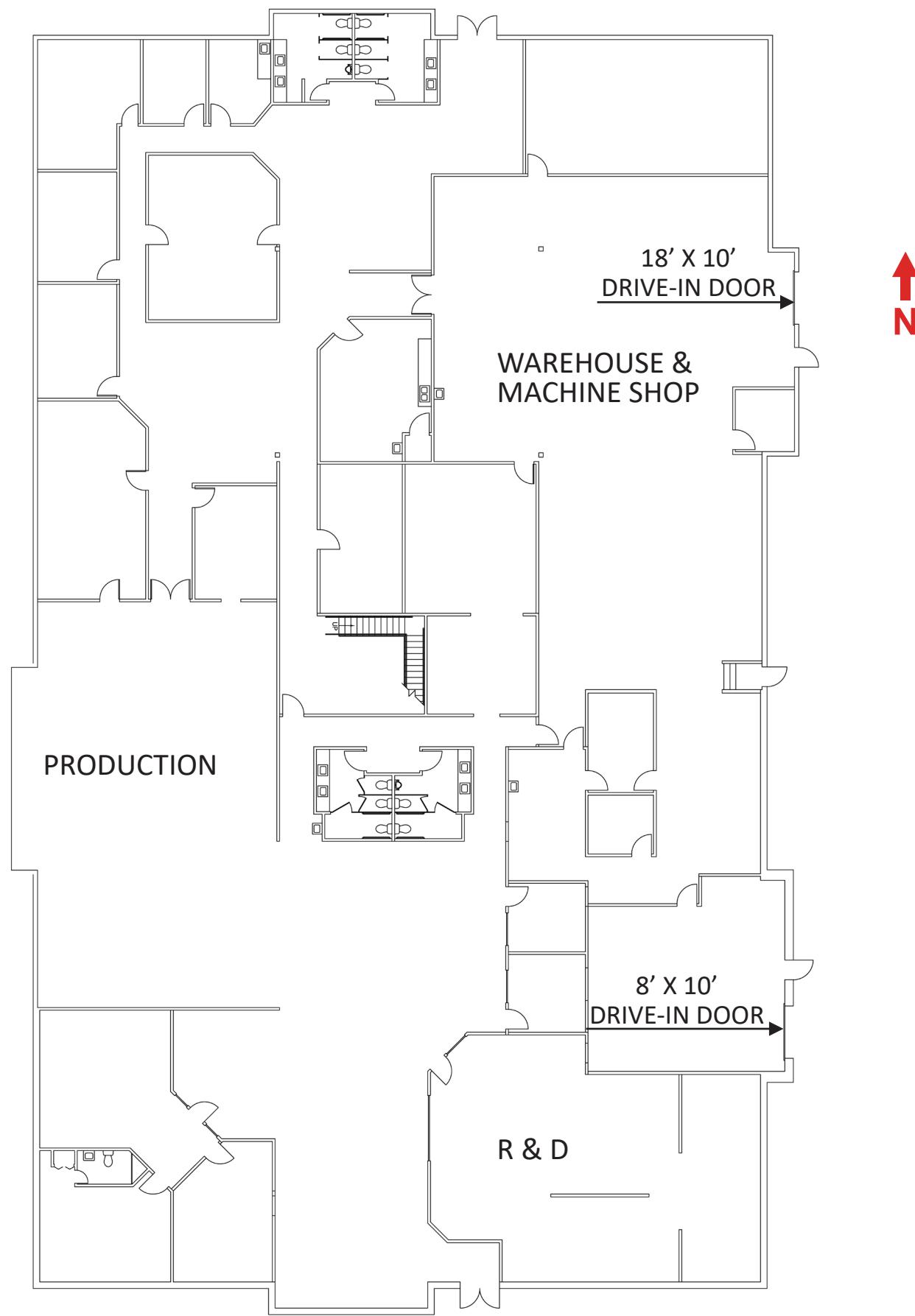
## PROPERTY FEATURES:

|                       |   |
|-----------------------|---|
| <b>Building SF:</b>   | 21,872 SF   |
| <b>City/County:</b>   | Centennial / Arapahoe                                       |
| <b>Lot Size:</b>      | 1.25 AC*(54,450 SF)<br>*part of larger site                 |
| <b>Zoning:</b>        | BP100 (Business Park 100 - Office and Light Industrial Use) |
| <b>Property Type:</b> | Flex / Office Warehouse                                     |
| <b>Year Built:</b>    | 1982  |
| <b>Taxes:</b>         | \$104,073 (2024)  |
|                       | <b>\$2,825,000</b>  |
| <b>SALE PRICE:</b>    | <del>\$3,495,000</del>                                      |

## PROPERTY HIGHLIGHTS:

- Flex / engineering / production building with attractive offices, including mix of private and open plan
- 2.8 / 1,000 parking
- Heavy power
- Two oversized drive-in doors
- Great location in Centennial Airport Center, near numerous retail amenities.
- Easily divisible for multiple occupants, with separate entries.
- Ideal for engineering, office, laboratory, testing, light industrial, medical-related and many other uses.
- Neighboring companies include Apria Healthcare, Comcast, Frontier Controls, Lennox, ThyssenKrupp, Vicon, Canon, Eurofins, and American Honda.
- New parking lot, October 2025

# FLOOR PLAN

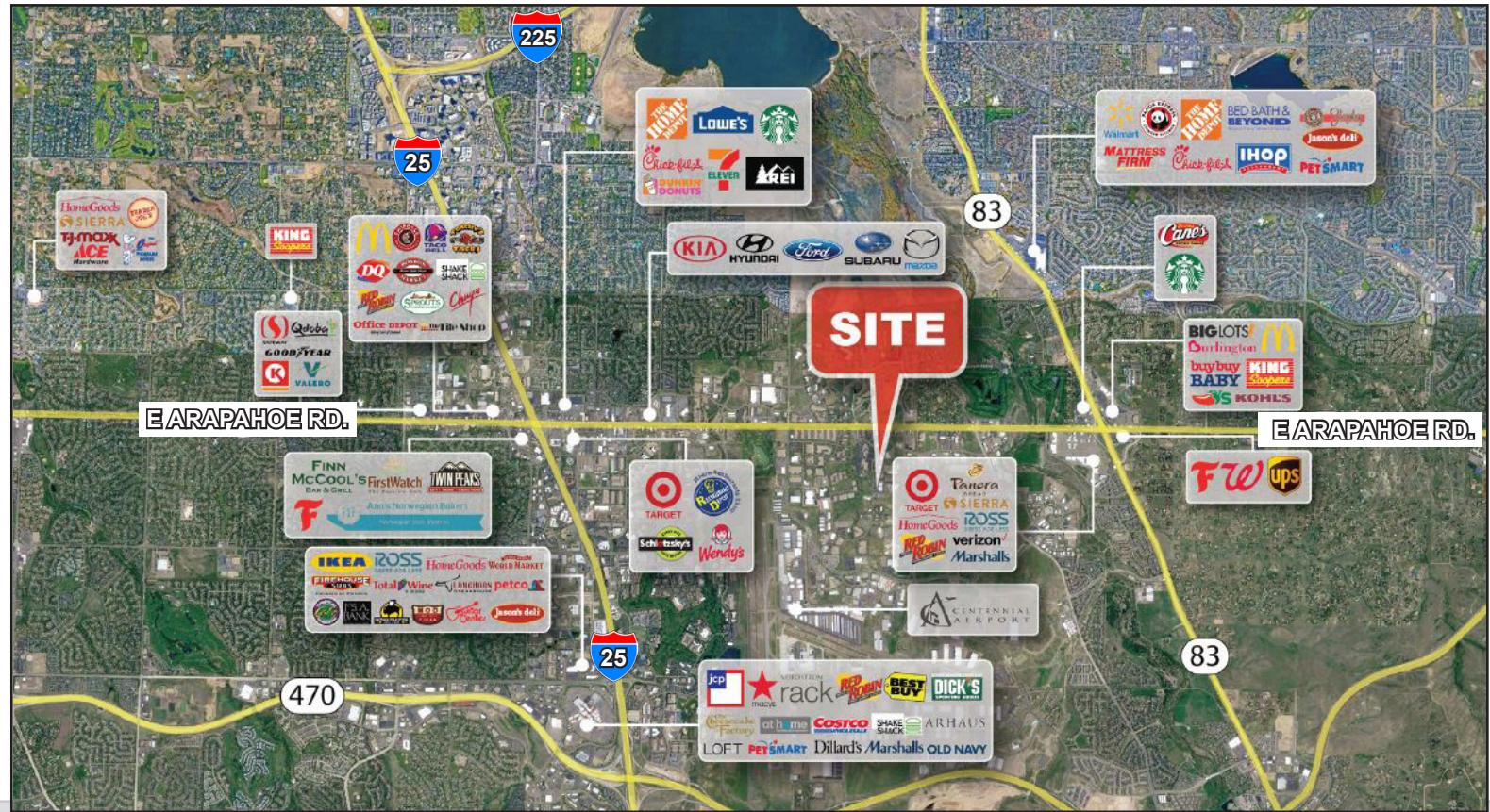




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