



**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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PROPERTY FEATURES:

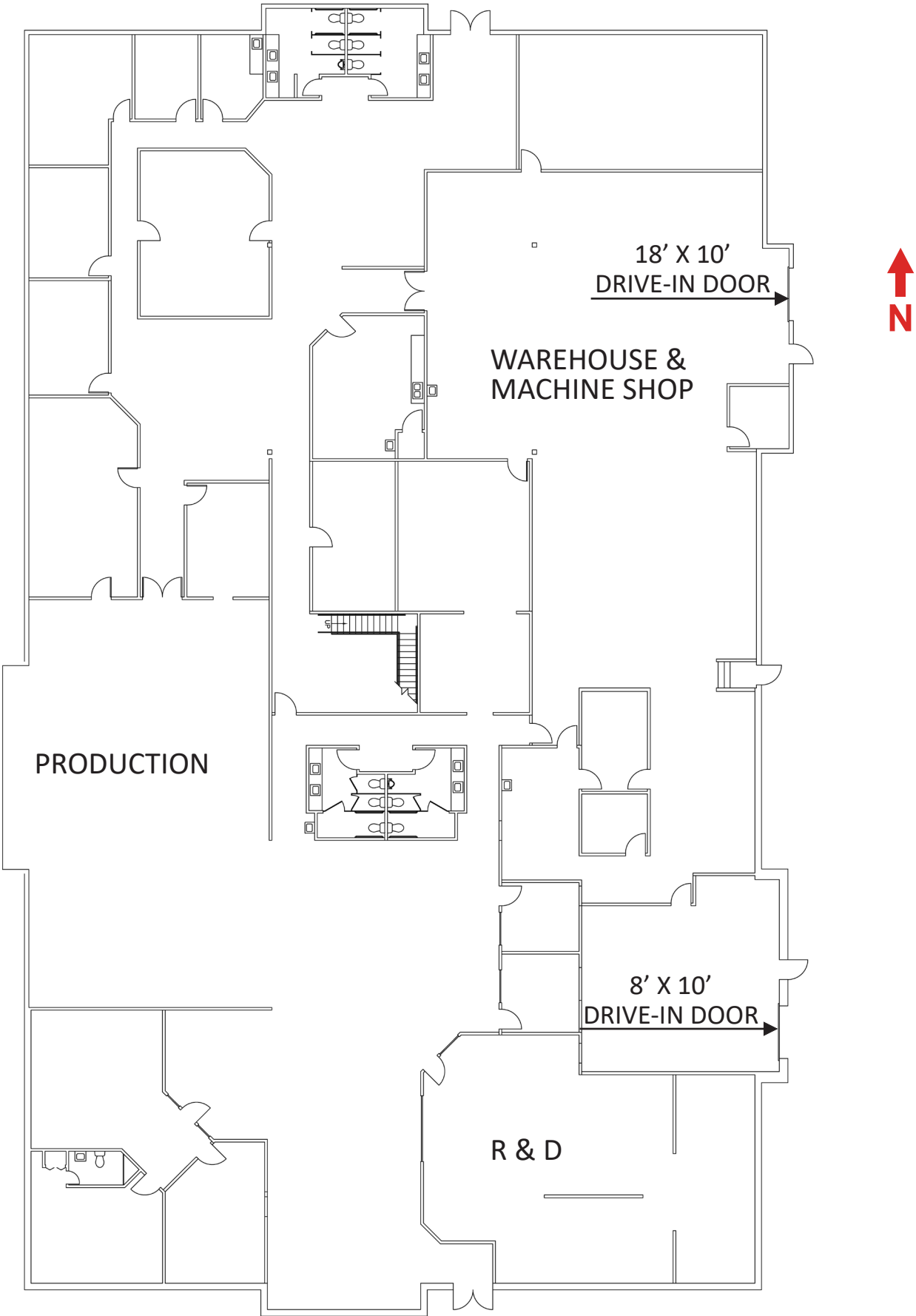
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|----------------|--|
| Building SF: | 21,872 SF |
| City/County: | Centennial / Arapahoe |
| Lot Size: | 1.25 AC*(54,450 SF) *part of larger site |
| Zoning: | BP100 (Business Park 100 - Office and Light Industrial Use) |
| Property Type: | Flex /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

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 Health-care, Comcast, Frontier Controls, Lennox, ThyssenKrupp, Vicor, Canon, Eurofins, and American Honda.
- New parking lot, October 2025

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FLOOR PLAN

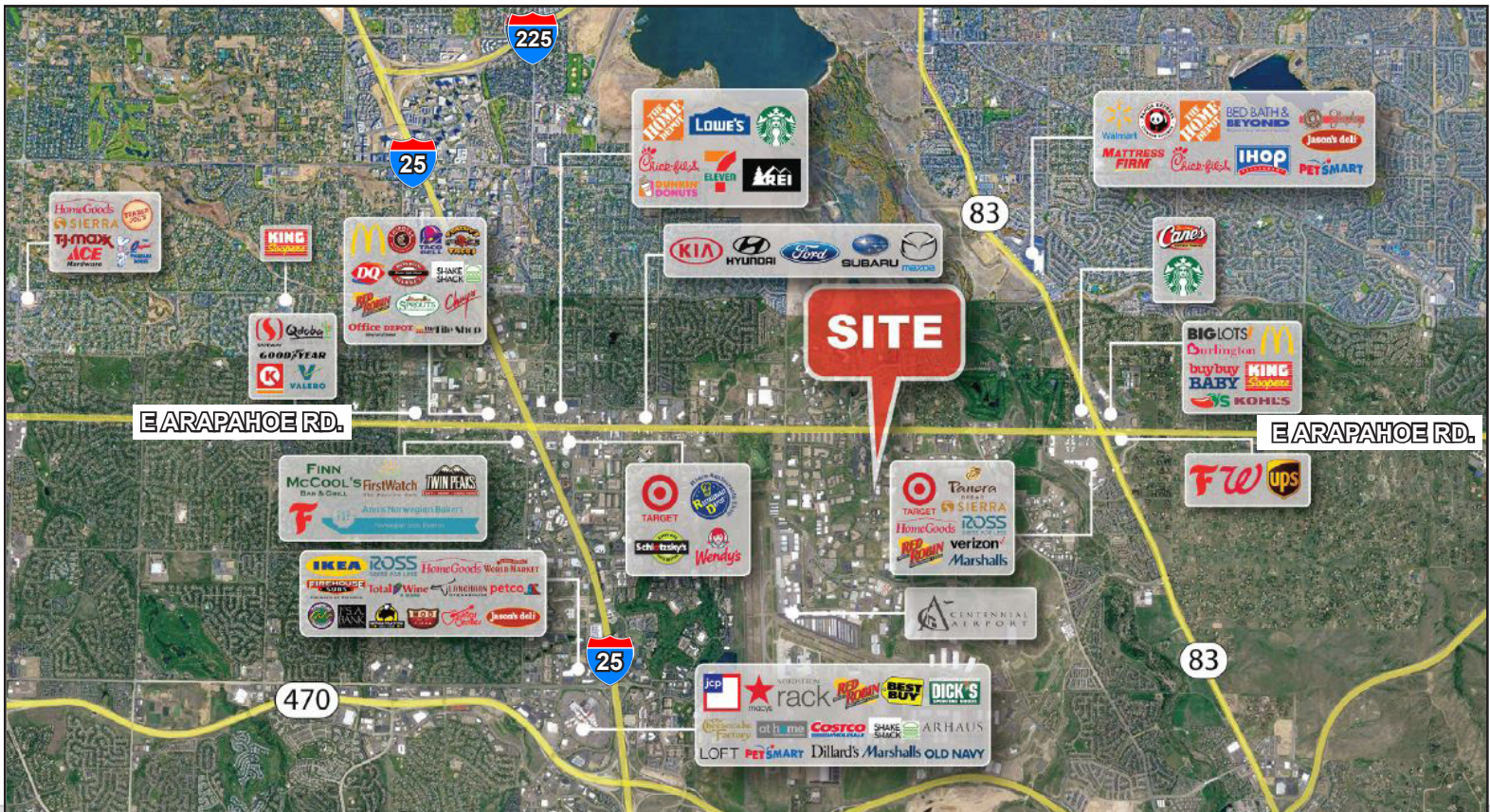
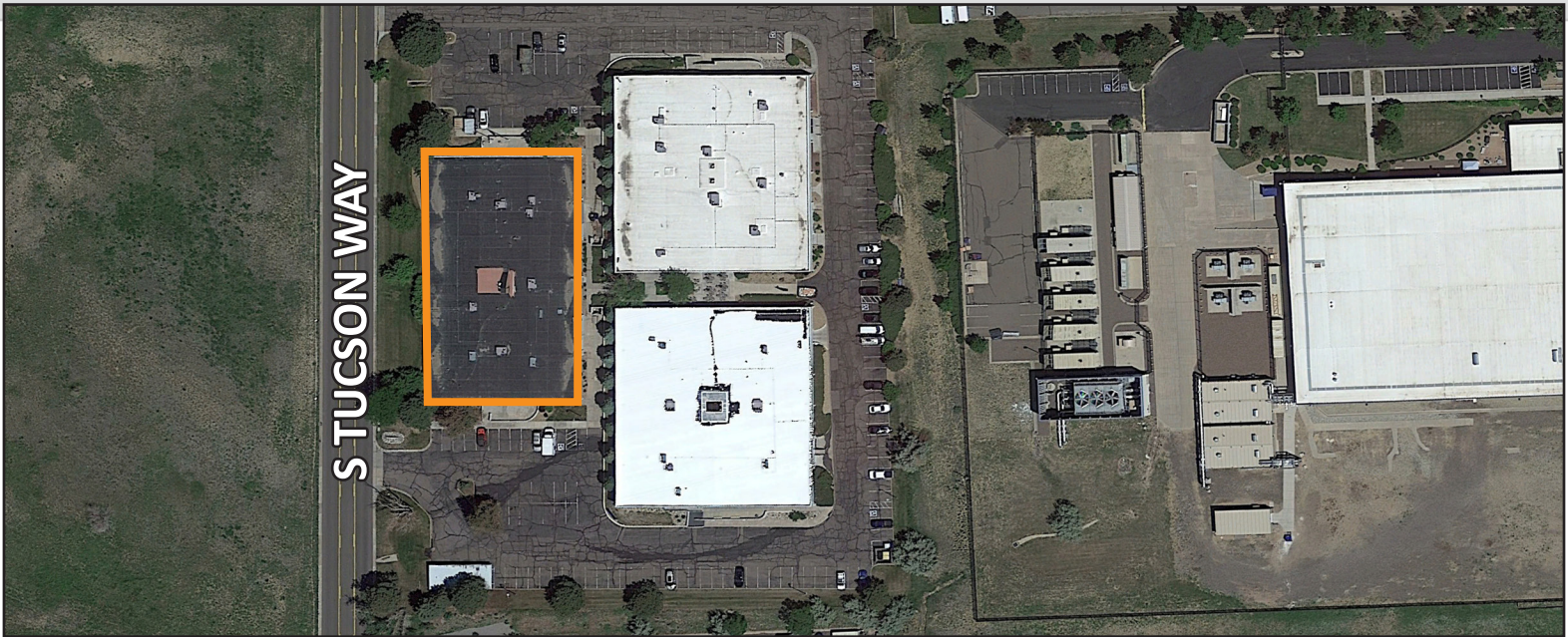




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