

# Industrial/Flex Opportunity For Sale

14883 E HINSDALE AVENUE, UNIT B, CENTENNIAL, COLORADO 80112

**MOTIVATED SELLER! PRICE REDUCED**



## Overview







Unit B at 14883 E Hinsdale Drive offers a versatile industrial/flex opportunity in one of Centennial's most accessible business corridors. The space features a functional blend of warehouse and office—ideal for a wide range of light industrial, distribution, service, or tech-focused users. With convenient drive-up access, a private entrance, and efficient floor plan, the unit supports both operational workflow and front-of-house needs.

Located just minutes from E-470, Centennial Airport, and major arterials, the property provides exceptional regional connectivity for employees, clients, and logistics. Surrounded by established businesses and industrial users, Unit B delivers a practical, professional environment in a highly sought-after submarket.

## Highlights

- 20' clear ceiling height
- I-1 PUD zoning offers a wide range of permitted uses
- Mix of warehouse and office build-out
- Excellent access to E-470, I-25, and Dove Valley
- **Ideal for:** owner/users, small businesses, growing companies, and local operators
- **3-phase, 400 amp** electrical service
- Fire Suppression
- 14' Overhead drive-in door

## Property Details

	<b>Sales Price</b> \$649,000 <b>\$579,000</b>		<b>Building Size</b> 2,326 SF
	<b>Zoning</b> I-1 PUD		<b>OA Cost</b> \$800/Month
	<b>Property Tax*</b> \$10,486.55		<b>Electrical</b> 3-Phase, 400 Amp

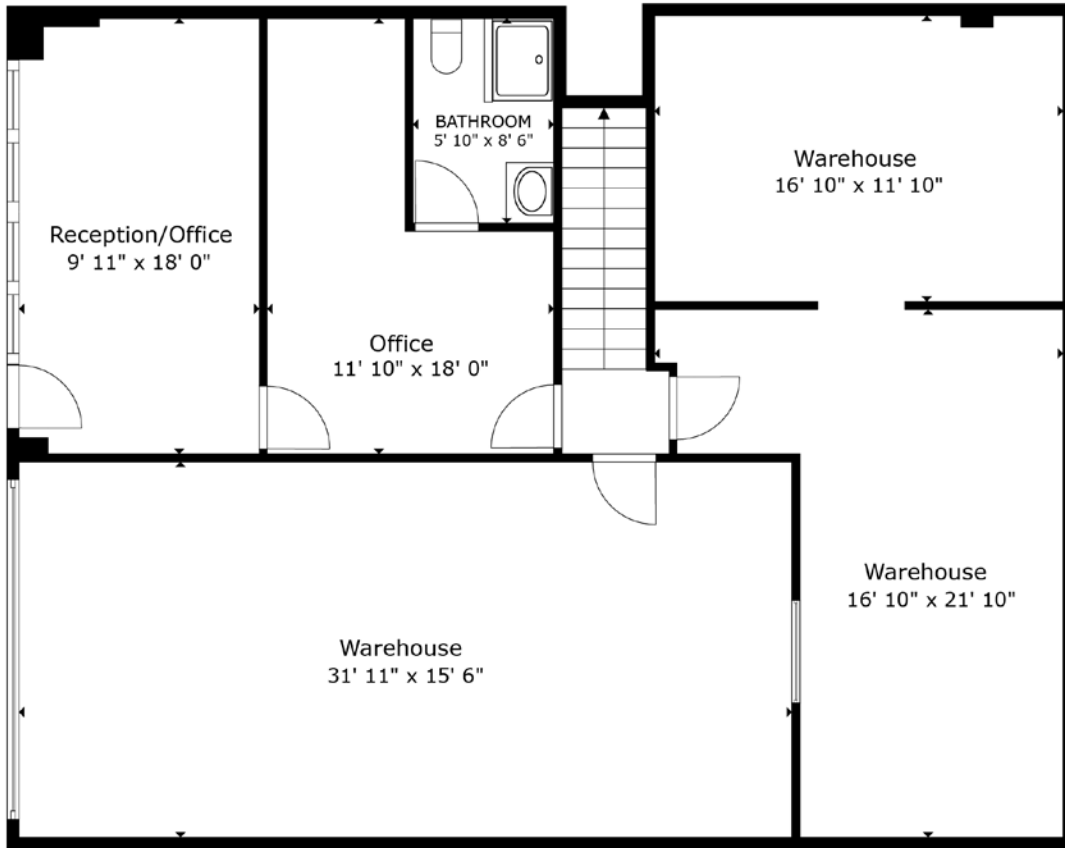
\*Property Taxes for 2025, Payable 2026

Rev: March 13, 2026

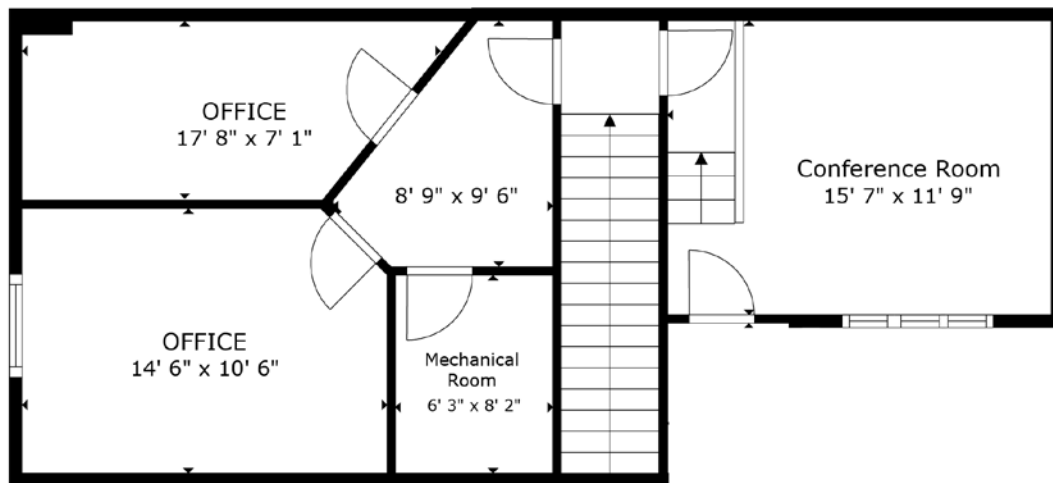
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## Floor 1



## Floor 2



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### Our Network Is Your Edge



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## DEMOGRAPHICS



57,258  
Population



37.2  
Median Age



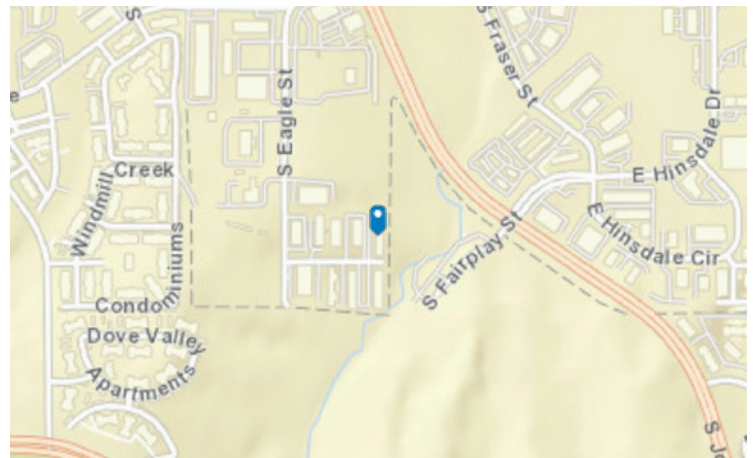
2.6  
Average  
Household Size



\$119,953  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Hinsdale Dr	11,782	0.3
E Hinsdale Dr	10,632	0.3
E Hinsdale Dr	11,782	0.3
Broncos Pkwy	10,440	0.5
S Jordan Rd	21,378	0.5



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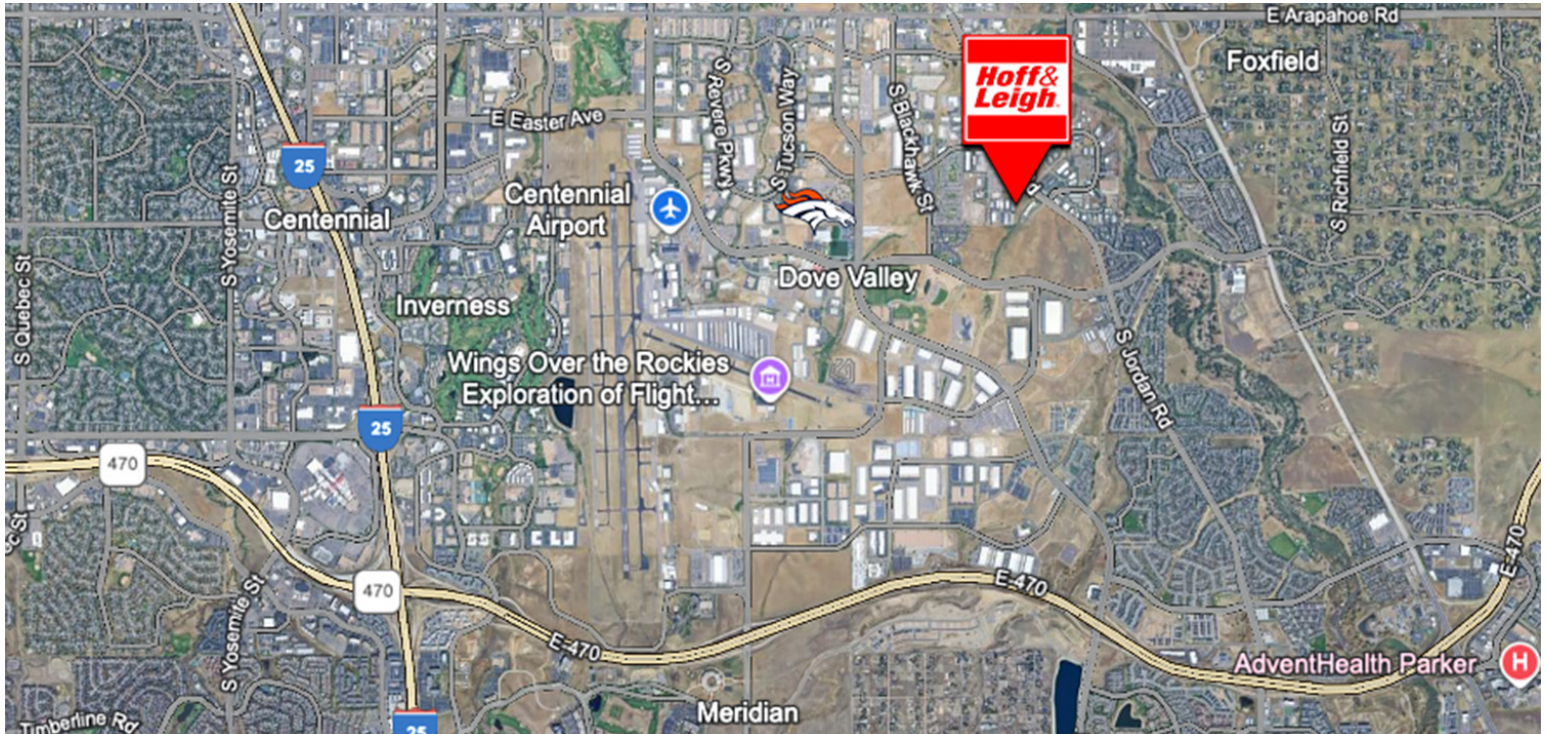
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