

Office & Warehouse Space For Sale

7006 S ALTON WAY C1/C2, CENTENNIAL, COLORADO 80112



Overview

Hoff & Leigh brings you some of the hardest to find commercial industrial/flex condos in the Denver metro market. This exciting opportunity includes 2 warehouse condos measuring 3,120 SF each and is sure to meet all of the needs of an owner/user or investor. Unit C1 is currently occupied on a month-to-month lease with a long term tenant. Unit C2 is currently occupied by the seller and can either have a short-term lease back or be vacated at closing. The units have excellent access to both I-25 and I-225. With BP-75 zoning, a wide range of uses are allowed. Ideal uses include warehouse storage, flex space, contractors, light manufacturing/assembly and more. Contact Hoff & Leigh today for a private showing.

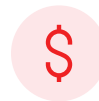
2023 property taxes = \$27,924.32

Unit:	Size:
C1	3,120 SF
C2	3,120 SF

Highlights

- Private Office and Open Bullpen Space
- Close Proximity to I-25 and I-225
- C1 - Recently Renovated
- Flexible Zoning
- 10' x 10' Overhead Door
- Monument Signage
- 2.8 Parking/1,000 SF of Non-Exclusive Parking

Property Details



Sales Price
\$1,500,000



Building Size
6,280 SF



Lot Size
0.14 Acres



Zoning
BP-75

Rev: November 26, 2024





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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Chris Camozzi

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com

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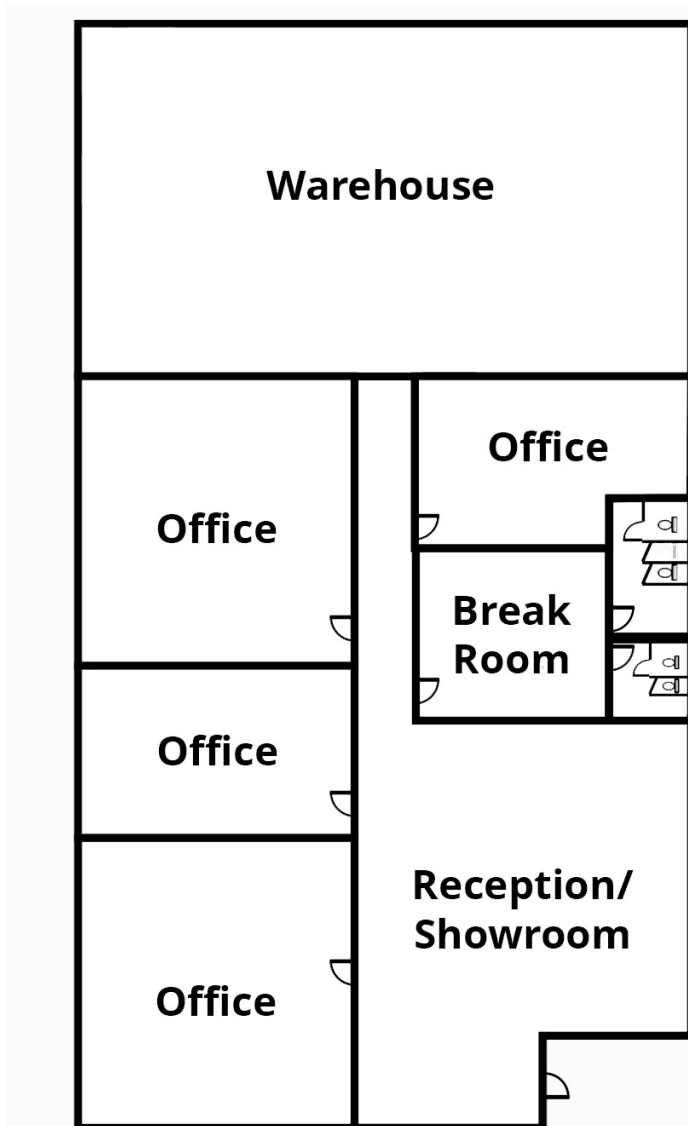
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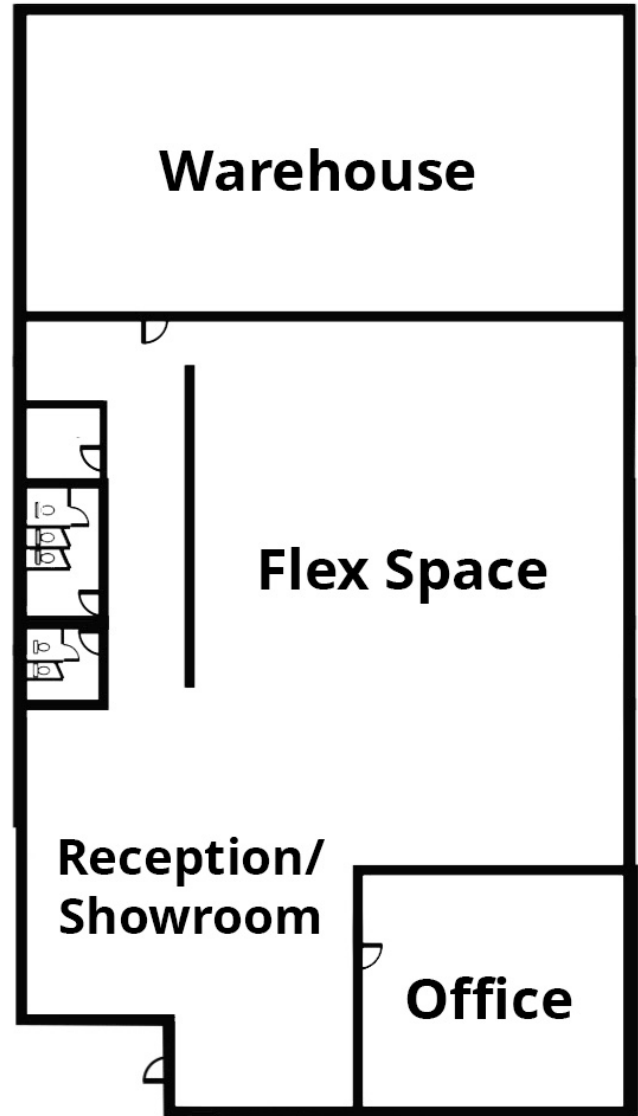
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C1



C2



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DEMOGRAPHICS



85,431
Population



41.3
Median Age



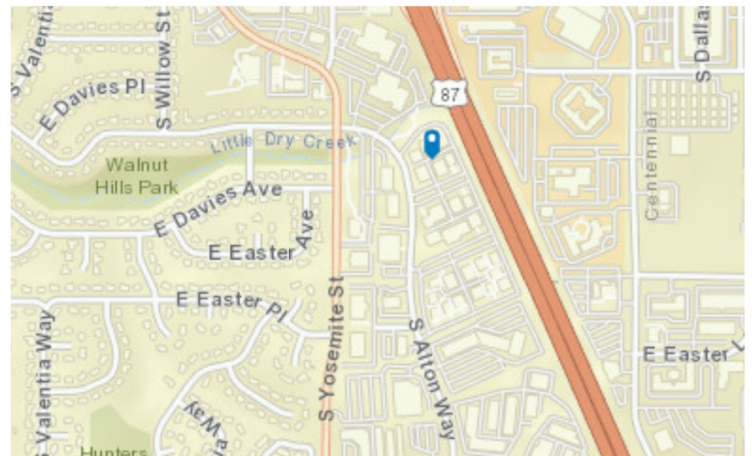
2.4
Average
Household Size



\$118,890
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
E Davies Ave	19,000	0.1
I- 25	10,196	0.2
E Easter Ave	241,000	0.2
E Easter Ave	13,288	0.3
E Easter Ave	12,883	0.3



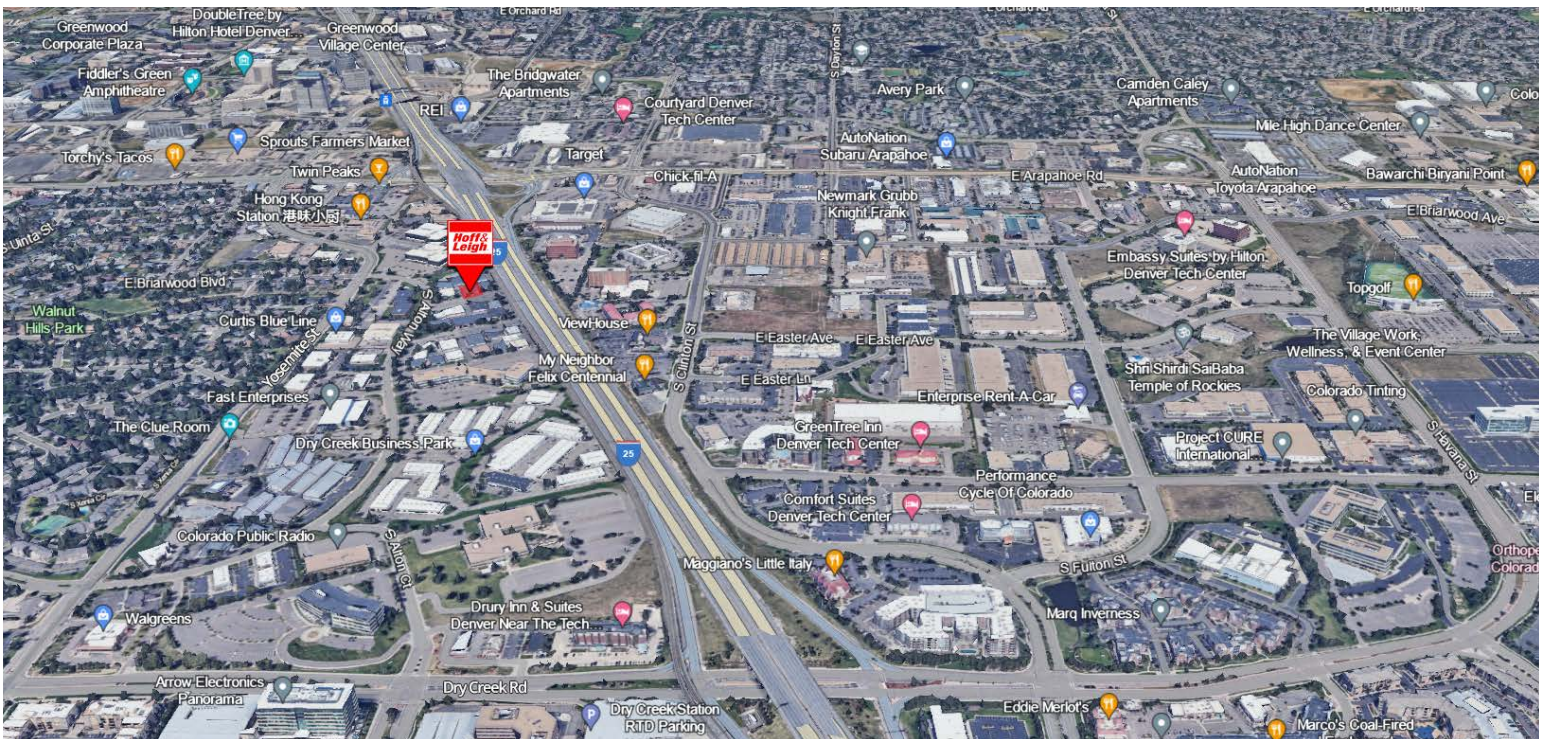
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