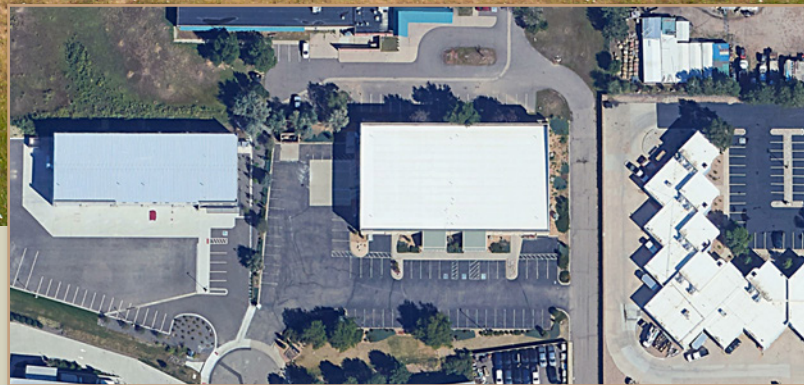


**\$4,150,000**  
*SALE PRICE*

**7104**

**S. DILLON CT.**



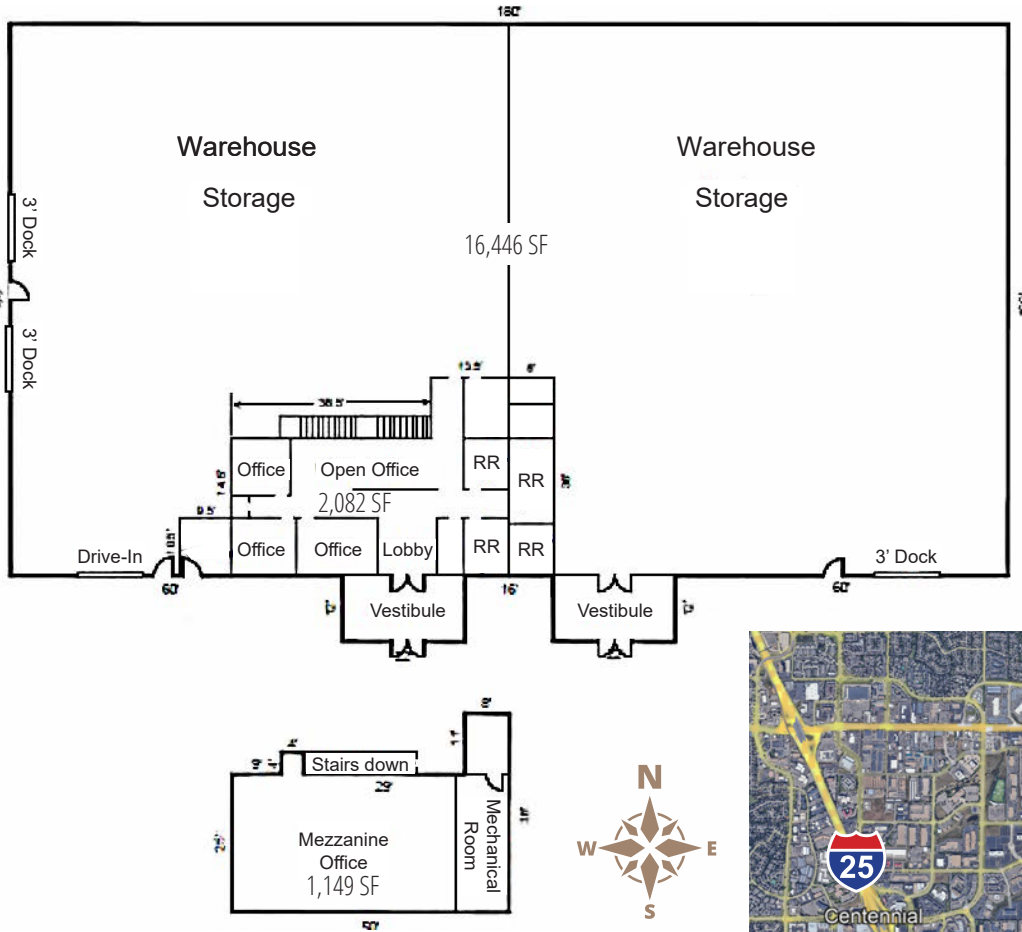
**19,677 SF INDUSTRIAL BUILDING  
FOR SALE**

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

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

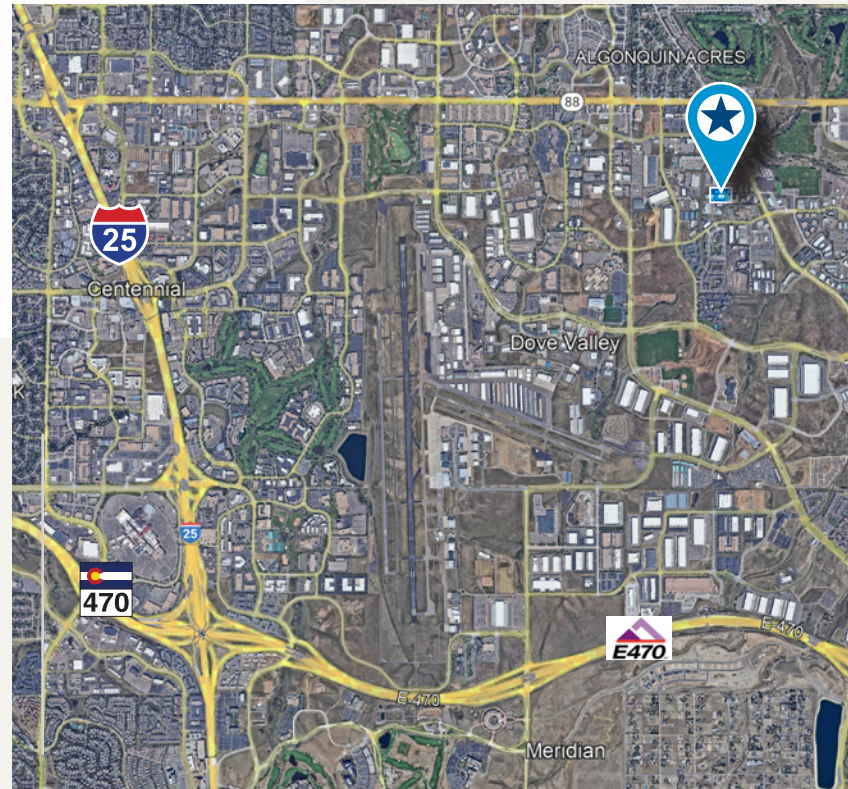


# PROPERTY OVERVIEW



## 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

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

### CONTACT:

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