

STAND-ALONE OFFICE/  
WAREHOUSE  
FOR SALE

7241 S. FULTON ST.  
CENTENNIAL, CO 80112



**\$3,700,000**



**MAKERS COMMERCIAL**  
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Over an acre of  
fenced/ secure  
parking and yard.

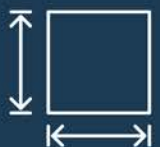
10-year warranty  
remaining on roof

Stand-Alone Office/ Warehouse

Fenced Parking/ Yard



Office/  
Warehouse



13' - 14' clear  
height ceiling



11,780 SF



Zoning:  
BP-75



Abundant  
Parking



Close to many  
amenities



Lots of Uses  
Permitted

BUILDING INCLUDES:

- 13' - 14' clear height
- Multiple conference and huddle rooms
- sloped roof
- Automatic gate entrance to parking
- Multiple restrooms
- Kitchenette
- Secured entry
- Heavy power supply
- Mix of private offices and cubicle space



## Site Plan



### PROPERTY DESCRIPTION

Position your business in one of the most sought-after locations in the Denver Tech Center, offering excellent access to I-25, C-470, and a wide range of nearby amenities. This unique stand-alone office/warehouse space can seamlessly fit your needs, providing unmatched versatility. The property provides over an acre of secured/ fenced parking and yard space with security access both in and out.

#### Key Features:

- Secured entry w/ multiple locations on all four sides of the building. Private restrooms, and a break room w/ full kitchenette
- **Secured/ fenced parking and yard space** (over an acre!)
- Signage: Building signage & Monument
- YOC: 2000
- Class: A
- Fully Sprinklered
- 85% office/ 15% warehouse

#### Location Highlights:

- Easy access to I-25, E-470, and Arapahoe Rd. Close to the DTC, Park Meadows, RTD Lite Rail & public transportation, and many other amenities.

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## Floor Plan



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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### CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING:

- >0.5 miles to I-25
- 1.5 miles to Centennial Airport
- 3 miles to DTC
- 5 mins to Park Meadows
- >0.5 miles from multiple RTD Lite Rail locations



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