

# The Garage Den

7542 S Potomac St | Centennial, CO 80112



## GARAGE/FLEX/LIGHT INDUSTRIAL CONDOS FOR LEASE

Unit D-05: 915 SF

Unit D-06: 915 SF

**Available**

Contact Broker

**Rate**

Andrew Clemens

303.390.5230

andrew.clemens@srsre.com

**Contact**

### ABOUT THE PROPERTY

- Excellent opportunity to lease a newly built (2024) luxury garage/storage/flex unit in the Dove Valley industrial area.
- The property is situated near the Centennial Airport with convenient access to I-25, E-470, and I-225.
- EV charger and private restroom options available.
- Located in a premium, secure, flex-space community.
- Ideal for luxury storage or business operations.
- Convenient access to shared building restrooms located adjacent to the units

### EACH UNIT FEATURES

- Fire sprinklers
- 14x14 overhead door
- Automatic overhead door opener
- Multiple 110v electrical outlets
- Dedicated 50-amp 220v circuit
- 60' wide drive aisles
- High efficiency LED lighting
- Shop heater
- 3-phase (150 amp) power
- ½ bath plumbing rough-in



# Site Plan

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# Photos

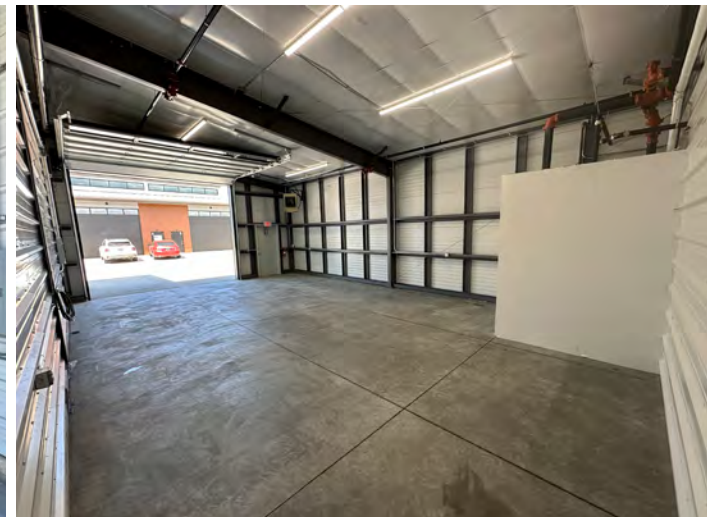
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## UNIT D05



## UNIT D06











**SRS Real Estate Partners**  
1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Andrew Clemens**  
303.390.5230  
andrew.clemens@srsre.com

**SRSRE.COM**

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