

FREESTANDING INDUSTRIAL/R&D BUILDING FOR SALE

CHERRY CREEK BUSINESS CENTER

7240 S. FRASER STREET, CENTENNIAL, CO 80112

12,542 SF



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

- Prime Southeast Denver location with immediate access to Arapahoe Road and easy access to I-25, Parker Road, I-225, and E-470
- Access to diversified workforce
- Close proximity to amenity rich Arapahoe Road & Parker Road

Building	12,542 SF
Site	1.12 Acres (48,787 SF)
Office Area	±2,482 SF
Lab	±2,148 SF (Former Distillation Lab with all Infrastructure in Place)
Clear Height	16'-20'
Electrical	600 amp, 277/480 volt, 3-phase (To Be Verified)
Loading	Two (2) Drive-In Doors (12'x14')
Parking	22 Auto Spaces
Fire Sprinklers	Yes
Year Built	1998
City/County	Centennial / Arapahoe County
Zoning	Centennial Industrial (I) District
Mill Levy	Low Mill Levy of 104.5
Sale Price	\$3,495,000



FLOOR PLAN

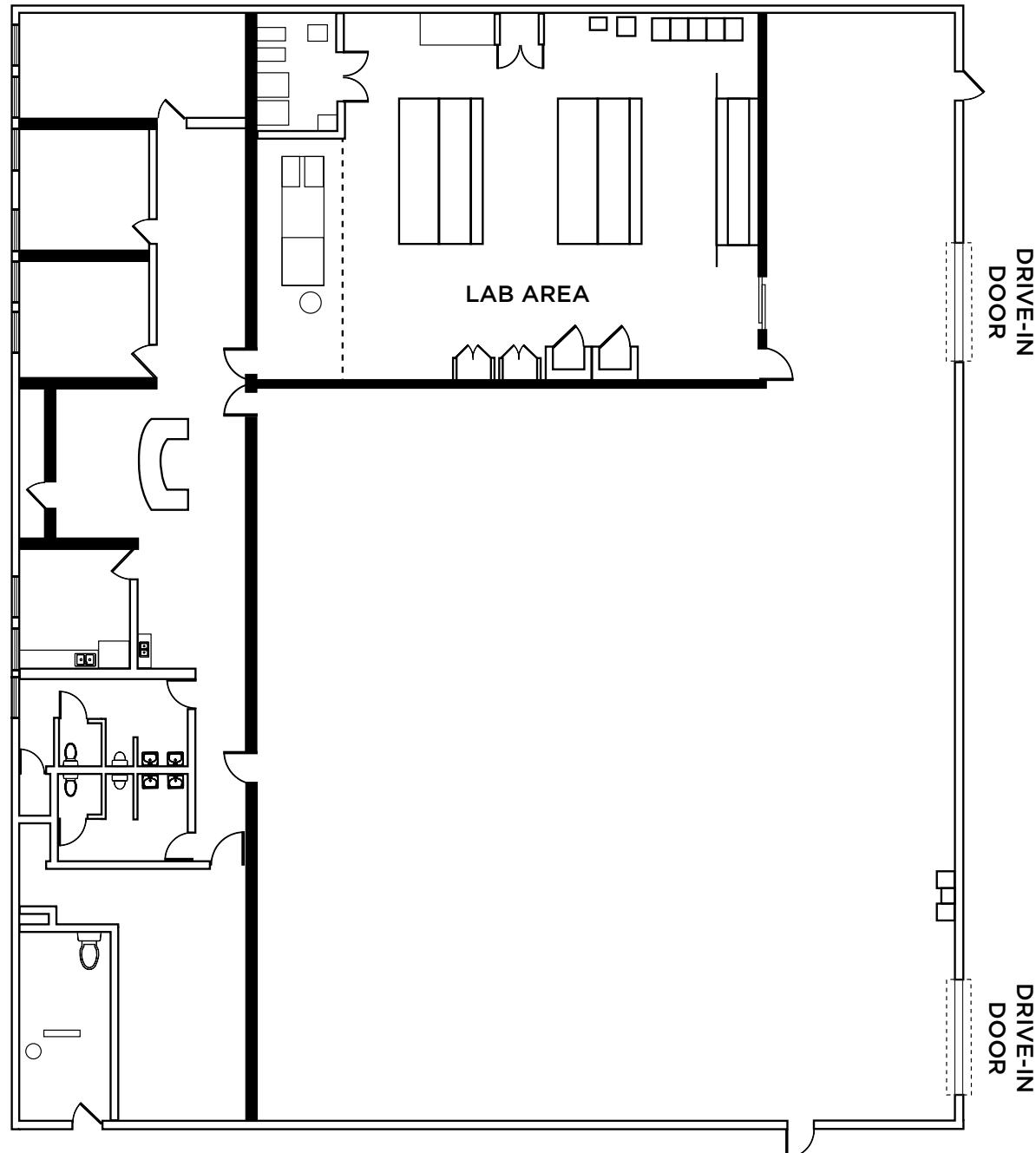
**600 amps, 480 volts,
3-phase**

Electrical Power

2
Drive-In Doors

22
Auto Parking

16'-20'
Clear Height





LABOR & DEMOGRAPHICS



WITHIN 10 MILES

\$57,952
Average Salary

715,615
Labor Force

69,582
Blue Collar Employment

359,015
White Collar Employment

27,811
Transportation &
Warehouse Workers

29,502
Manufacturing Workers

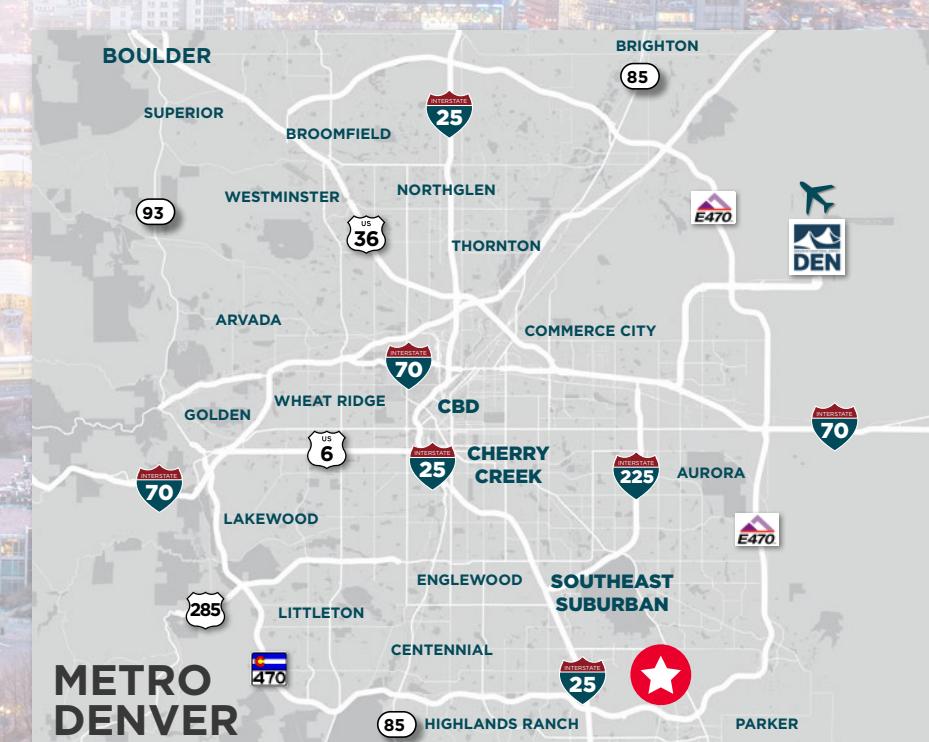
64,678
Professional/Scientific/
Tech Workers

Annual Population Growth Rate	0.81%
Population	888,253
Local Households	346,258
Labor Force	715,615
Median Household Income	\$105,763
Median Age	37.9
Average Household Size	2.55
Average Home Value	\$681,130



DRIVE TIMES

Centennial Airport (KAPA)	6 Minutes
I-25	10 Minutes
E-470	13 Minutes
Denver Tech Center	15 Minutes
Park Meadows Mall	17 Minutes
Denver International Airport	28 Minutes
Downtown Denver	32 Minutes





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