13760 E ARAPAHOE RD

CENTENNIAL, CO 80112

$9.75/SF NNN

FOR LEASE

AVAILABLE

JANAURY 1ST, 2027

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UNIQUE PROPERTIES
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PROPERTY **HIGHLIGHTS**

Address	13760 E Arapahoe Rd Centennial, CO 80112
Lease Rate	$9.75/SF NNN
Estimated NNN's	$3.21/SF
Building SF	52,266 SF
Site SF	3.017 Acres
Date Available	1/1/2027
Dock Doors	4 Doors
Drive-in Doors	2 Doors
Year Built	1969
Taxes	$174,214.00
Zoning	CG
Parking	43+ Spaces
Power	1,000 amps / 3p (TBV)
Ceiling Height (Warehouse)	30'
Sprinklered	Yes

- 52,266 SF industrial facility on a 3.017-acre site
- Large Lot with ample parking
- Flexible Loading with functional truck court
- Loading: 2 drive-in doors + 4 dock-high doors (dock expandable)
- Precast concrete construction (Twin-T roof system)
- Excellent access to I-25, Hwy 83 (Parker Rd), and C-470
- Easy to multi-tenant

13760 E Arapahoe Rd is a 52,266 SF industrial facility on a 3.017-acre site in Centennial, offering a strong mix of functional warehouse and office capability with 30' clear, 4 dock-high doors, 2 drive-in doors, a functional truck court, and heavy power (1,000A / 3-phase – TBV)—well-suited for warehouse, distribution, and light manufacturing users. Positioned along the Arapahoe Rd corridor, the property provides excellent Southeast Metro access and a deep labor pool, located ~3.6 miles to I-25, approximately 11 minutes to Fiddler's Green, and roughly 35 minutes to DIA. The surrounding area is anchored by established business parks and major employers, with convenient access to Centennial Airport, Dove Valley Regional Park, and the Denver Broncos Training Camp. Available 01/01/2027.

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BUILDING **FLOORPLANS**

FIRST FLOOR

SECOND FLOOR

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OFFICE **PHOTOS**

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WAREHOUSE **PHOTOS**

UNIQUE PROPERTIES TCN

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ZONING **OVERVIEW**

GENERAL COMMERCIAL (CG) DISTRICT

The General Commercial (CG) District allows for commercial and mixed-use development along the City's commercial corridors. See Division 2-3, Land Use for a matrix of permitted, limited and conditional uses in the District.

Summary of Allowed Uses (CG – General Commercial District):

- Office (Permitted)
- Boutique Industry / small-scale production (Permitted)
- Commercial retail (Permitted)
- Commercial & personal services (Permitted)
- Restaurants (Permitted; drive-in/drive-through subject to additional standards where applicable)
- Indoor recreation / indoor commercial amusement (Permitted)
- Alcoholic beverage sales (Limited; subject to parking/production criteria where applicable)
- Heavy retail (Limited; subject to spacing/access requirements)
- Vehicle-oriented uses (Limited: sales, rental, service/repair, wash)
- Storage yard / outside storage (Limited)
- Self-storage (Limited)
- Gasoline station / convenience / EV charging (Primary Use)

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SITE **LOCATION**

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