

SOUTHEAST DENVER'S BEST LOCATED BUSINESS PARK

7284 S. POTOMAC ST. • CENTENNIAL, CO 80112

Sale Price: \$12,000,000 with 1 Tenant in Place

Building Complete!



ENCOMPASS

IN ALL DIRECTIONS

BUSINESS PARK



STATE-OF-THE-ART 53K SF INDUSTRIAL FACILITY

FOR LEASE OR SALE

WWW.ENCOMPASSPARK.COM



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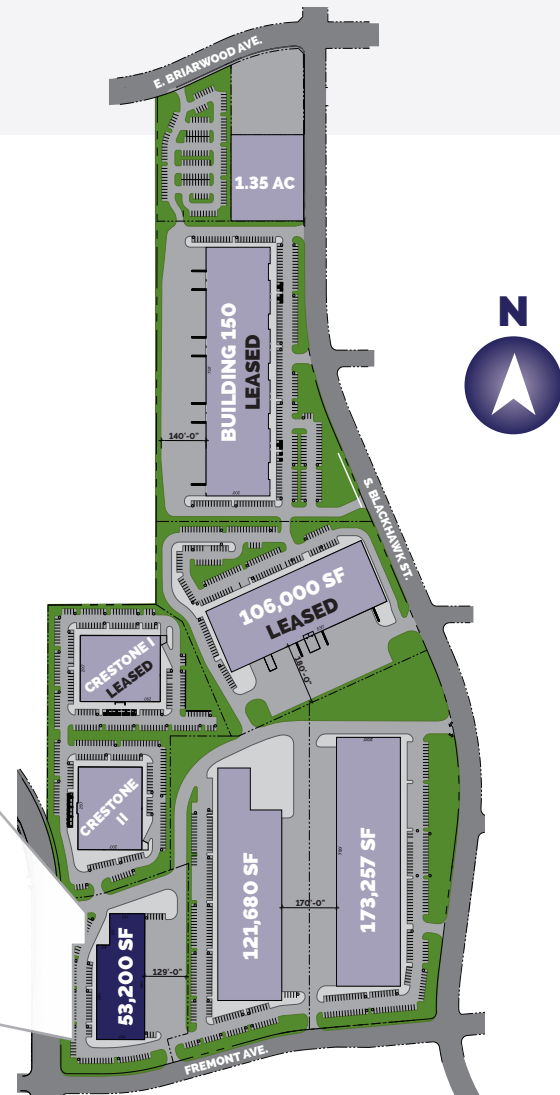
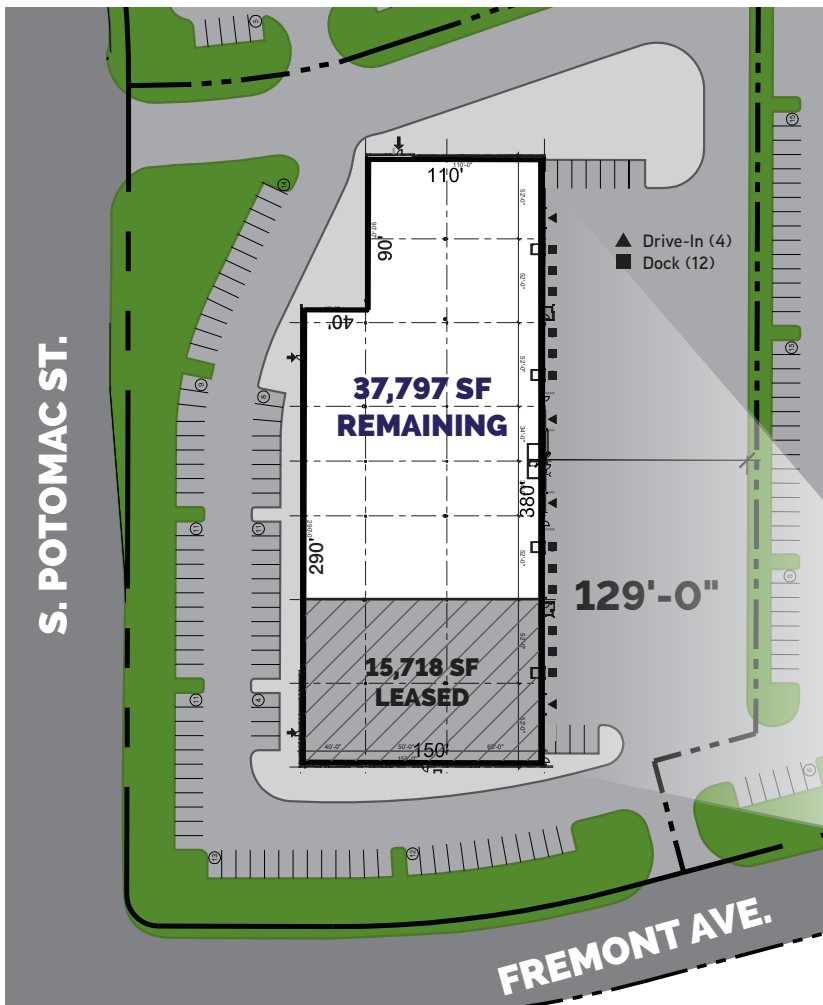
T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

NICK RICE
+1 720 833 4620
nick.rice@colliers.com

COLLIERS DENVER
4643 S. Ulster Street • Suite 1000
Denver, CO 80237
+1 303 745 5800 • FAX +1 303 745 5888
www.colliers.com/denver

Encompass Business Park represents over 60 Acres in Centennial, Colorado designated for industrial, flex and office buildings. Known as Southeast Denver's newest business park, Encompass has the ability to accommodate tenants of many uses and sizes. The park provides convenient access to the entire Southeast as well as Metro Denver and will be the price leader in providing new state-of-the-art facilities. Encompass differentiates itself with its amenity-rich location and the capability to grow users within the park in multiple buildings.



Building Core/Shell Complete

• HIGHLIGHTS •



Flexible Zoning



Easy Access to
I-25, E-470 &
Parker Rd.



Great
Neighborhood
Amenities



Less than 1-Mile to
Centennial Airport



Central Southeast
Location



Annexed & Zoned
in Centennial

• POTENTIAL BUILDING SPECS •

- + Purchase Price: **\$12,000,000 (\$225/SF for Cold/Dark Shell) with 1 Tenant in Place**
- + Lease Rate: Call Brokers
- + Estimated Opex: \$5.28/SF (2025)
- + Site Size: 4.04 Acres
- + Building Size: 53,515 SF
(37,797 Remaining for Lease Occupancy)
- + Divisibility: Approx 14,250 SF
- + Office: To Suit
- + Clear Height: 24'
- + Loading: 4 Drive-Ins & 12 Dock Highs
- + Yard: Outside Storage is Permitted Use
Could be utilized in loading courtyard
- + Parking: 166/1,000 (More Available)
- + Power: 1600 Amps / 480V (TBV)
- + Column Spacing: 47'6" x 50' (Varies)
- + Zoning: PUD-I
- + Sprinkler: ESFR

**Ownership will
consider a sale
or lease of this
building**





LOCATION OVERVIEW

DRIVE TIMES/ACCESS	MILES	TIME
Arapahoe Road	0.4	1 min.
Parker Road	2.1	4 min.
Centennial Airport	2.0	5 min.
I-25	3.6	6 min.
C-470	3.7	10 min.
Downtown Denver	18.4	25 min.
DIA	27.7	32 min.
Colorado Springs	58.4	60 min.

→ ENCOMPASS IN ALL DIRECTIONS ←



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