



For Sale or Lease

6982 South Quentin Street | Centennial, CO 80112



**Purchase Price:
CONTACT BROKER**

Property Facts

Building Size	51,454 SF (±5,000 SF Office)
Site Size	4.03 AC
Year Built	1996
Clear Height	24'
Sprinkler	ESFR
Parking	68
Power	1,000 Amps of 480v (TBV)
Zoning	BP100 (Business Park 100 District)
Loading	7 Dock-High 1 Oversized Drive-In
County	Arapahoe
Tax	\$218,365 (100 Mills)

Freestanding Office/Warehouse/ Manufacturing Building

Property Highlights

- Immediate access to E. Arapahoe Rd & I-25
- New roof in 2023 (20 year warranty)
- New flooring & paint and HVAC systems in office area
- Heavy power available
- New swamp coolers in warehouse
- New resurfaced parking lot
- 2 big ass fans
- Air lines & compressor throughout warehouse

For Sale or Lease Information, please contact:

Peter Beugg

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T 303.957.5320



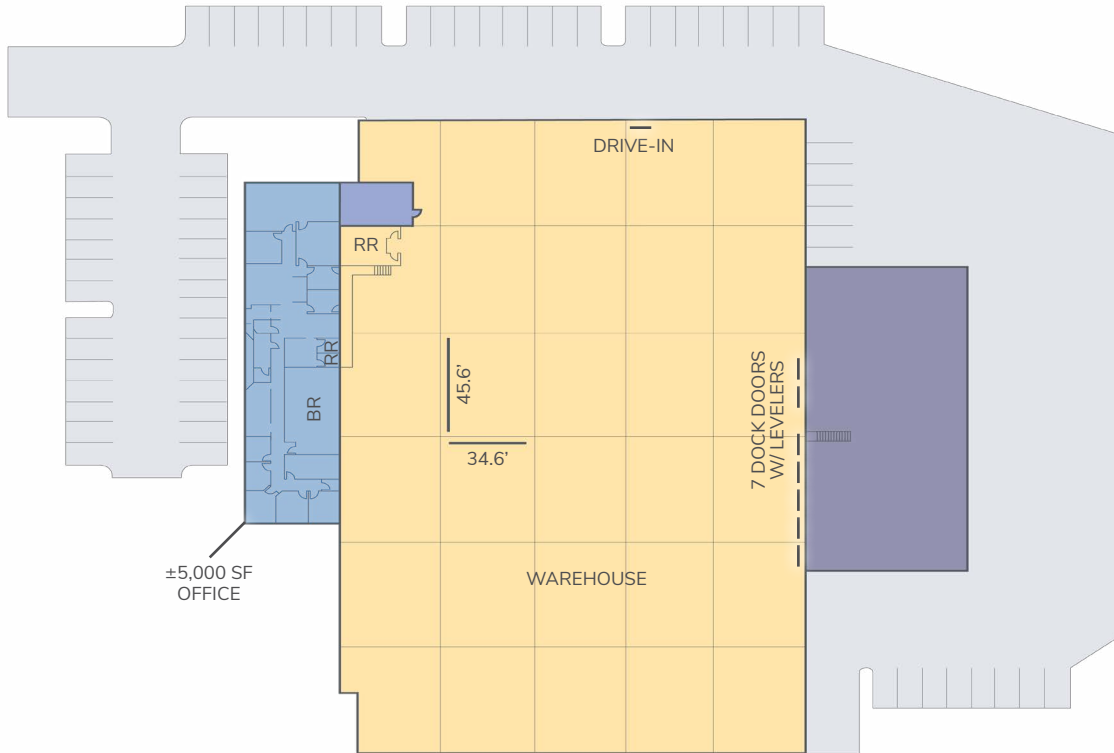
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[360° Click to view Virtual Tour](#)

Building Site Plan



Aerial Map



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