

# OFFICE/FLEX PROPERTY FOR SALE

7127 S. Alton Way, Centennial CO 80112



Price: \$1,295,000 (\$152.80/GSF)  
Size: 8,475/GSF - per the ILC  
(Finished office - 3,475/GSF)  
(Assembly/warehouse - 5,000/GSF)  
Site Size: 46,978/SF - per the ILC  
Stories: 1  
Outside Yard: Asphalt paved  
Door: 8 x 8 foot electric dock high door  
Loading: Dock-Hi loading platform with large truck area  
Fire Protection: 100% sprinklered  
100% HVAC: 5 roof mounted units, 2 new 2016  
Roof: New 2016 - 25 year transferable warranty  
Power: To be verified by electrician  
Ceiling: Clearance approximately 10 foot  
Parking: 45 spaces  
Zoning: BP50 (City of Centennial)  
Taxes: \$20,773.11 2016 Due 2017  
County: Arapahoe  
Year Built: 1975

- Office Finish: Carpeted throughout, T-8 lighting, painted wall, ceiling tiles.
- Assembly/Warehouse: Exposed concrete floors and painted walls, ceiling tiles with T-8 lighting including the dock area. Approximately 85% of the space has ceiling installed.



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commercial real estate services

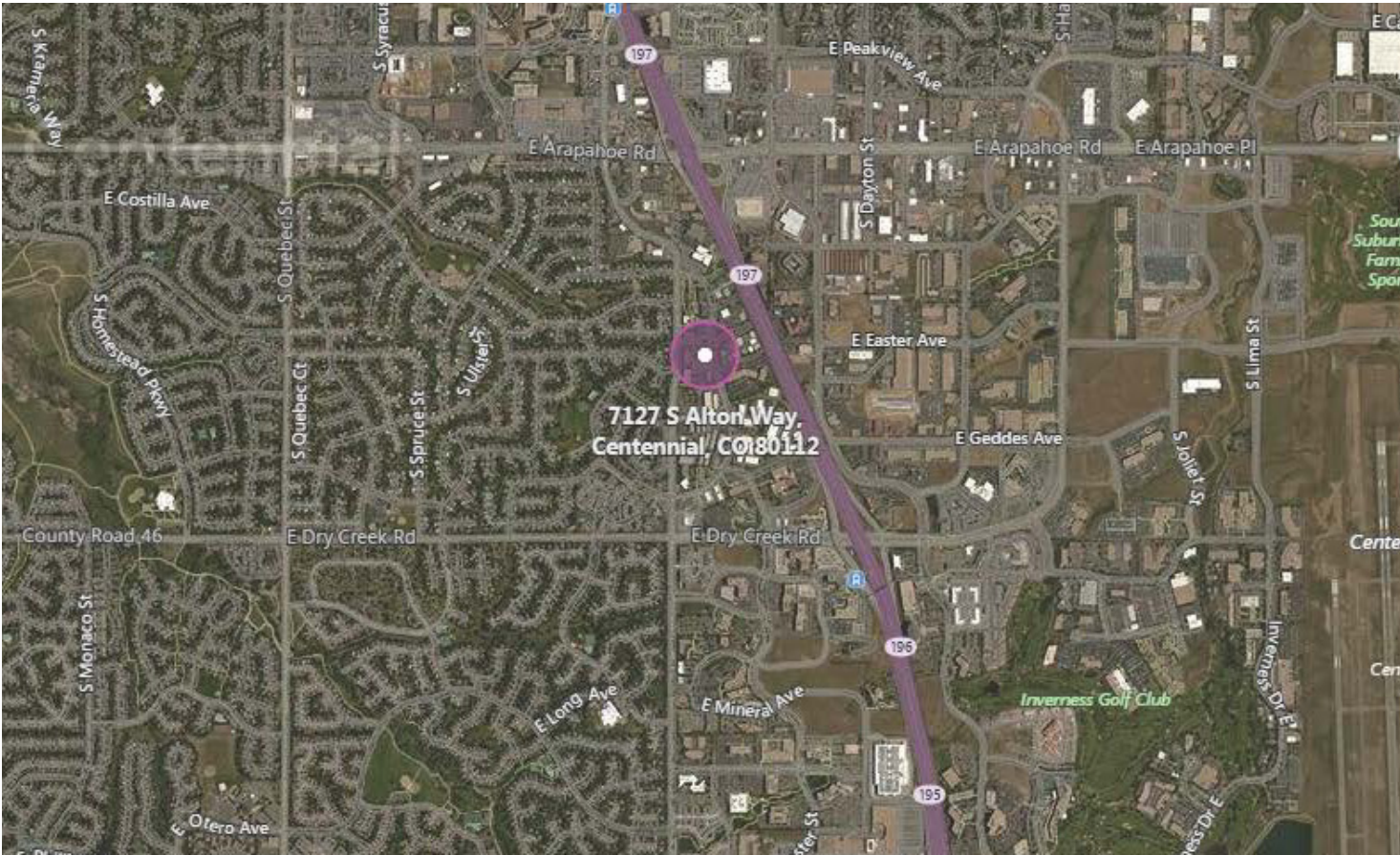
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COMMERCIAL OFFICE/FLEX BUILDING

**OFFICE/FLEX BUILDING FOR SALE**  
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