

OWNER USER OFFICE WAREHOUSE BUILDING FOR SALE

COMMERCIAL OFFICE WAREHOUSE BUILDING



7075 S. Alton Way, Centennial CO 80112

Price: **\$3,999,000 (\$157.99/GSF)**
~~\$4,275,000 (\$168.89/GSF)~~

Building Size: 25,312 Gross Square Feet

Leased Square Footage: 100% Vacant

Site Size: 69,771 Square Feet

Taxes: \$65,822.66 2020 due 2021

Zoning: BP50 (Business Park 50)

Age: 1977

Parking: 64 Spaces

Docks: 2 dock high with 8x10 doors

Sprinklers: Wet - warehouse only

Roof: New 2016 with transferable warranty

Ceiling Height: Warehouse - 16' 8" clear height

HVAC: Warehouse 100% HVAC with drop down heat units. 9 units total - 8 new in 2016

Features:

- Rare office warehouse/assembly/light manufacturing purchase opportunity in the DTC area
- Possible seller carry loan with minimum 30% down.
- Twin Tee concrete construction
- All existing furnishings available for a plug and play move in option

Video Tour at https://youtu.be/2jio_97t9GM



Eric J. Gold, President
Office: 303.741.2500
Cell: 303.564.8500

9025 East Kenyon Avenue, Suite 100 Denver, CO 80237
egold@sg-realty.com www.sg-realty.com

THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.

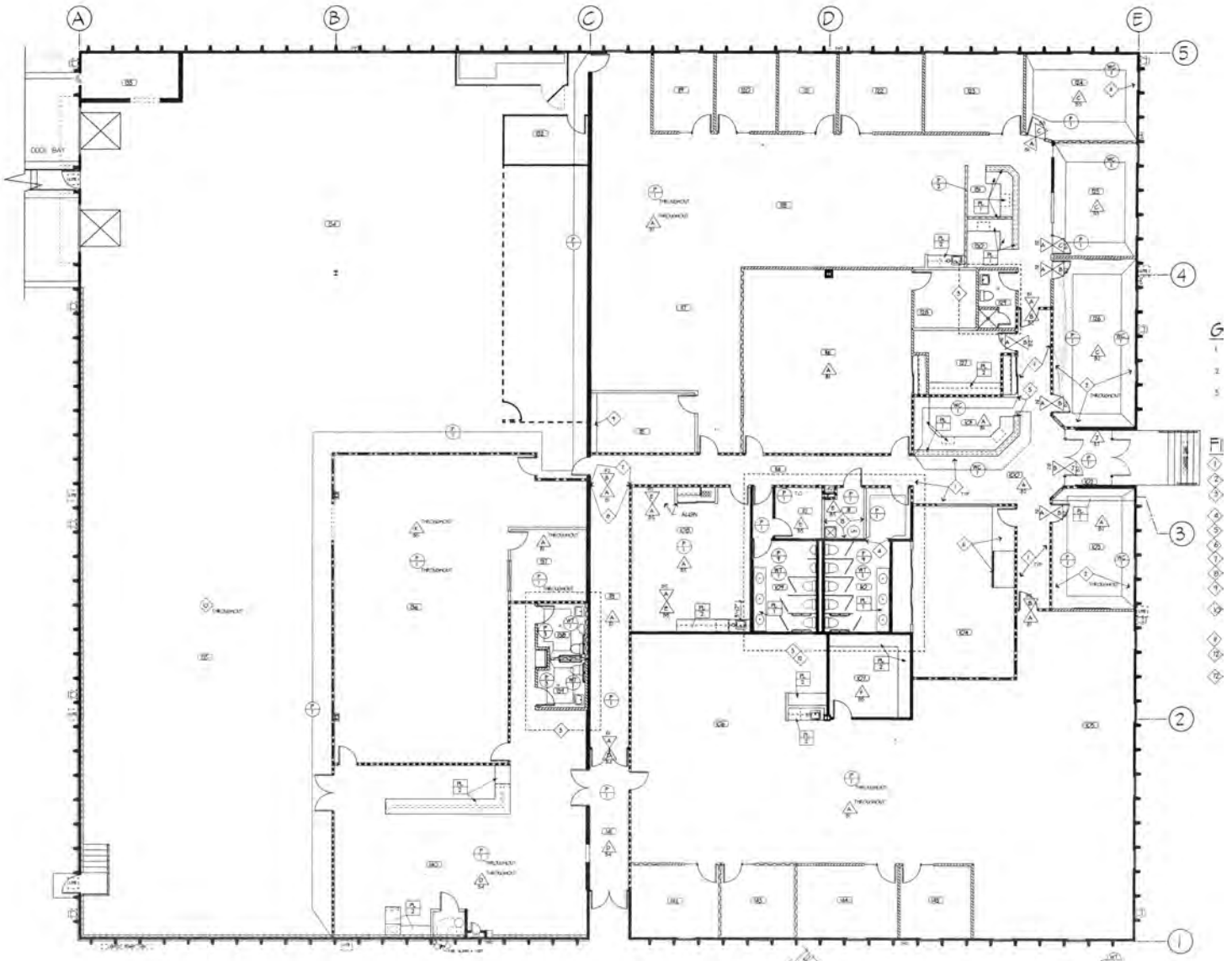


OFFICE WAREHOUSE BUILDING FOR SALE

7075 S. Alton Way, Centennial CO 80112



7075 S. Alton Way, Centennial CO 80112



1 FINISH PLAN
A4 MAIN LEVEL

SCALE 1/8" = 1'-0"
0 5 10 20

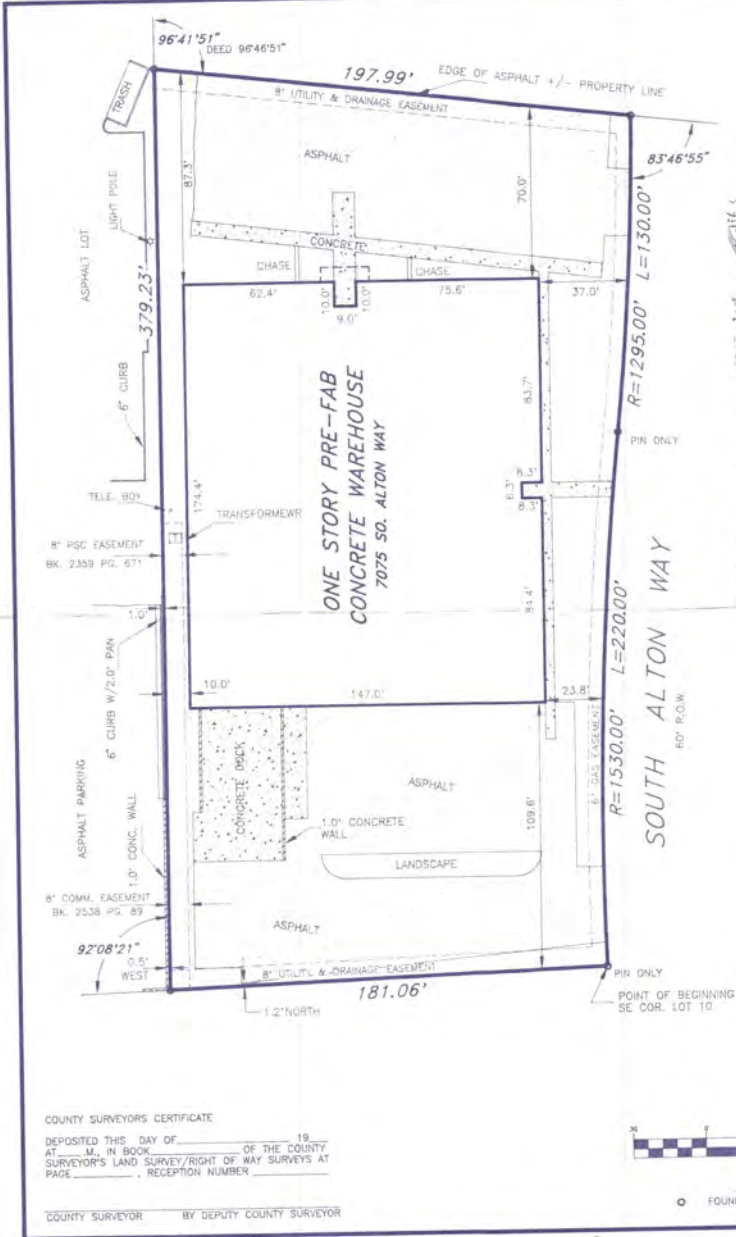


2 PLAN: FLOORCOVERING
A4 TYPICAL SCALE 3/8" = 1'-0"

3 PLAN: FLOORCOVERING
A4 AT ROOM #21 SCALE 1/8" = 1'-0"

7075 S. Alton Way, Centennial CO 80112

IMPROVEMENT SURVEY PLAT SECTION 27 TOWNSHIP 5 SOUTH RANGE 67 WEST 67 COUNTY OF ARAPAHOE, STATE OF COLORADO



PARCEL DESCRIPTION

A PART OF LOT 10, KELMORE PROFESSIONAL PARK, FILING NO. OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE ALONG THE SOUTH LINE OF SAID LOT 10, 181.06 FEET; THENCE ANGLE TO THE RIGHT OF 92°08'21" AND NORTHERLY 379.23 FEET TO THE NORTH LINE OF SAID LOT 10; THENCE ON AN ANGLE TO THE RIGHT OF 96°48'51" AND EASTERLY ALONG SAID NORTH LINE 19 TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE ON AN ANGLE TO THE RIGHT OF 83°46'55" AND SOUTHERLY ALONG THE EAST LINE OF SAID LOT 10 AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1295.00 FEET, A CENTRAL ANGLE OF 05°45'00" AND AN ARC LENGTH OF 150.00 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 10 AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 08°1' AN ARC LENGTH OF 220.00 FEET TO THE POINT OF BEGINNING OF ARAPAHOE, STATE OF COLORADO, CONTAINING 68092 SQ MORE OR LESS.

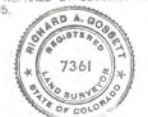
CERTIFICATION

I HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS FOR RABBIT DEVELOPMENT, LLC, A COLORADO LIMITED COMPANY, SECURITY TITLE GUARANTY COMPANY AND FIRST AMER INSURANCE COMPANY ON FEBRUARY 23, 1995, THAT THE BOULEVARD ARE AS SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS, THAT THERE IS NO VISIBLE EVIDENCE OF ANY RIGHTS OF WAY, PUBLIC OR PRIVATE PASSAGEWAY ACROSS SAID OR OF ANY DRIVEWAY WHOLLY OR PARTLY ON SAID PREMISES; THERE ARE NO STRUCTURES LOCATED ON SAID PROPERTY, EXCEPTED ON THIS PLAT.

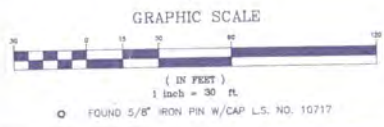
*NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 72 HOURS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COM THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOW

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH SURVEYING COMPANY TO DETERMINE THE COMPATIBILITY OF THIS WITH THAT OF ADJACENT TRACTS, OWNERSHIP OR EASEMENT RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF RECORD, BELL SURVEYING COMPANY RELIED COMMITMENT NO. 0000223A95-1, PREPARED BY SECURITY TITLE COMPANY, DATED FEBRUARY 8, 1995.

Richard A. Gossett
RICHARD A. GOSSETT L.S. #7361



COUNTY SURVEYORS CERTIFICATE
DEPOSITED THIS DAY OF _____ 19____
AT _____ IN BOOK _____ OF THE COUNTY
SURVEYOR'S LAND SURVEY/RIGHT OF WAY SURVEYS AT
PAGE _____, RECEPTION NUMBER _____
COUNTY SURVEYOR _____ BY DEPUTY COUNTY SURVEYOR _____



IMPROVEMENT SURVEY	
ORDERED BY: PRO GOLF DISCOUNT 7075 SOUTH ALTON WAY ENGLEWOOD, CO. 80112	DATE: _____
	SCALE: _____
	DATE: _____
BELL SURVEYING COMPANY 500 KALAMATH STREET DENVER, COLORADO 80204 303-629-0165	
DATE: _____	ORIGIN: _____