

# SOUTHPOINT BUSINESS CENTER FLEX/LAB SPACE FOR LEASE

**12742 E. Caley Ave., Centennial CO 80111**



Available: Unit B-2,952 SF Unit C-4,815 SF Unit E-9,263 SF

Lease Rate: \$12.00/SF NNN

Parking: Generous 3.3/1,000 parking ratio

Unit E Specifics:

- Laboratory/Manufacturing Space
- Extensive building system upgrades: HVAC, electric, plumbing
- Access via Arapahoe Rd. or Peoria St.
- Floordrains and washable surfaces throughout
- Covered dock high loading
- 3 sides of glass
- Backup generator, hi volume air filtration, fire suppression, tankless hot water



SHELDON • GOLD REALTY INC.  
*commercial real estate services*



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