

FOR SALE: 10,450 SF OFFICE/ WAREHOUSE

11211 E. ARAPAHOE RD. E. ARAPAHOE RD., CENTENNIAL, CO 80112



PROPERTY SUMMARY

YEAR BUILT:	1985
PARKING:	3.64:1,000
CONSTRUCTION TYPE:	Metal & CMU
UNIT SF:	10,450 SF
DRIVE-INS (10'x12'):	1 existing + 1 possible
POWER:	3 PHASE / 225 AMP - 277/480v
CLEAR HEIGHT:	17.5'
ZONING:	BP-100
SPACE CONDITION:	Turn-key (2 nd gen. space)
ASKING PRICE:	\$2,495,000 (\$238 /SF)

PROPERTY DESCRIPTION

11211 E. Arapahoe Rd. offers a well-located office/warehouse space just ± 1 mile from I-25 near Centennial Airport. The main floor ($\pm 5,225$ SF) features a functional showroom/warehouse layout with a private entrance, 1 existing DI OH Door (with a cutout for another), two ADA restrooms, and a kitchenette/break area. The second floor is built out with a mix of private offices and open space suited for cubicles or collaborative use, along with two additional restrooms and a second kitchenette. Turnkey

FEATURES

- New asphalt parking lot
- New roof
- 1 overhead DI door + 1 cutout for add'l door
- ± 1 mile from I-25
- Private Entrance and restrooms
- Expansive window line



This offering memorandum is based on estimates available to broker at the time of creating this document. Buyers are to do their own due diligence and not rely on this handout. Buyer to verify everything within their owns means.

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PROPERTY & SITE PLAN

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CURRENT TENANT INFO

The property is currently leased to Starry, a telecommunications company and subsidiary of Verizon, headquartered in Boston, MA. The lease expires in May 2027.

The lease includes a termination option with six (6) months' notice, providing flexibility for an owner-user to achieve earlier occupancy or continue collecting income prior to taking possession.



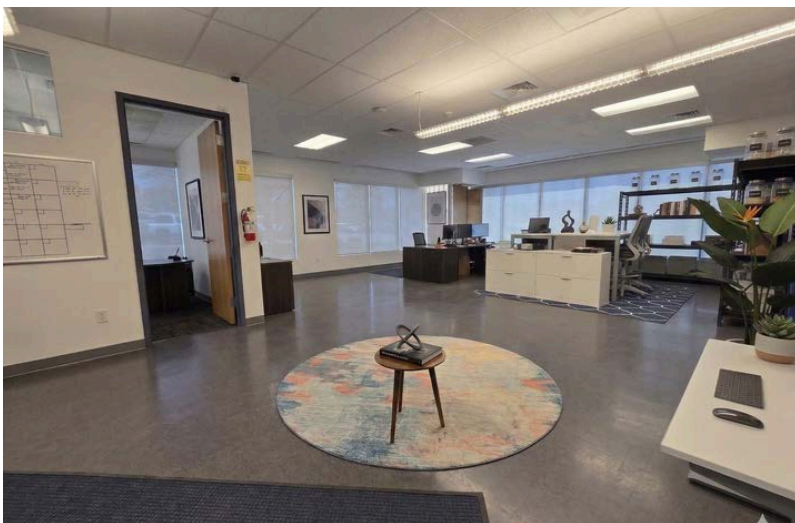
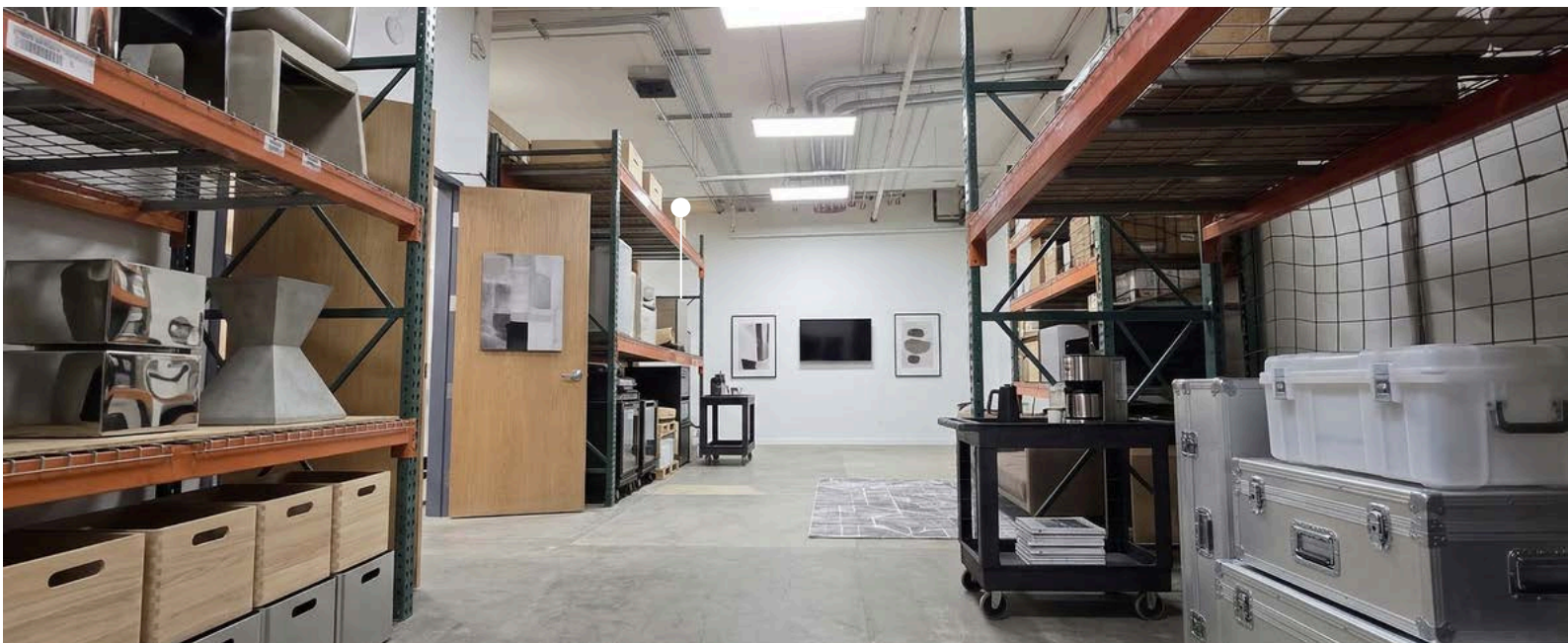
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and hereby, on this document, buyer is hereby verifying within their own means.

1ST FLOOR PICTURES

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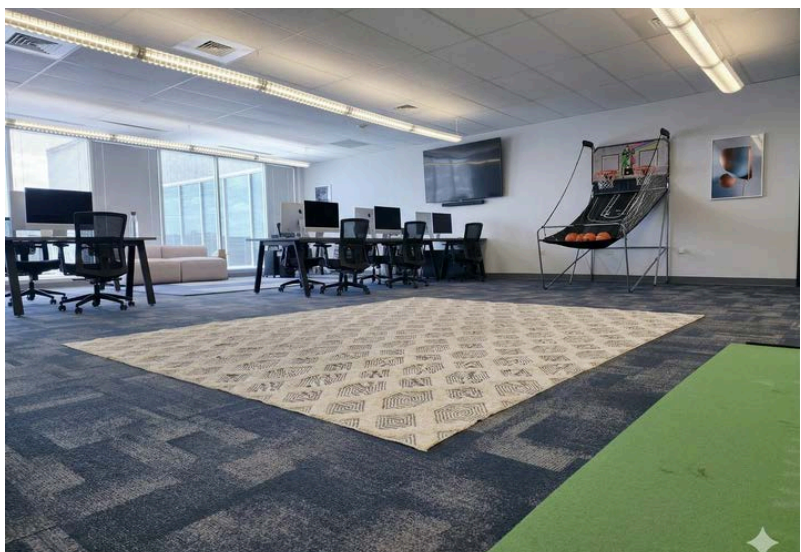
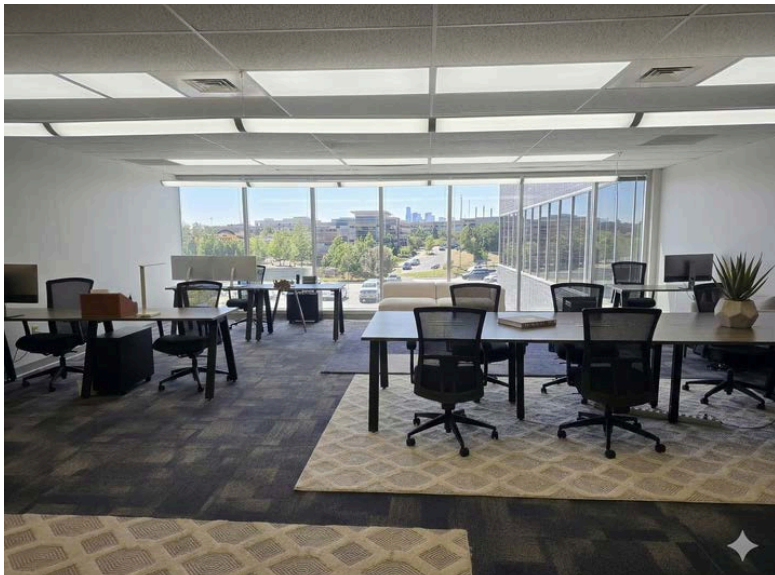


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2ND FLOOR PICTURES

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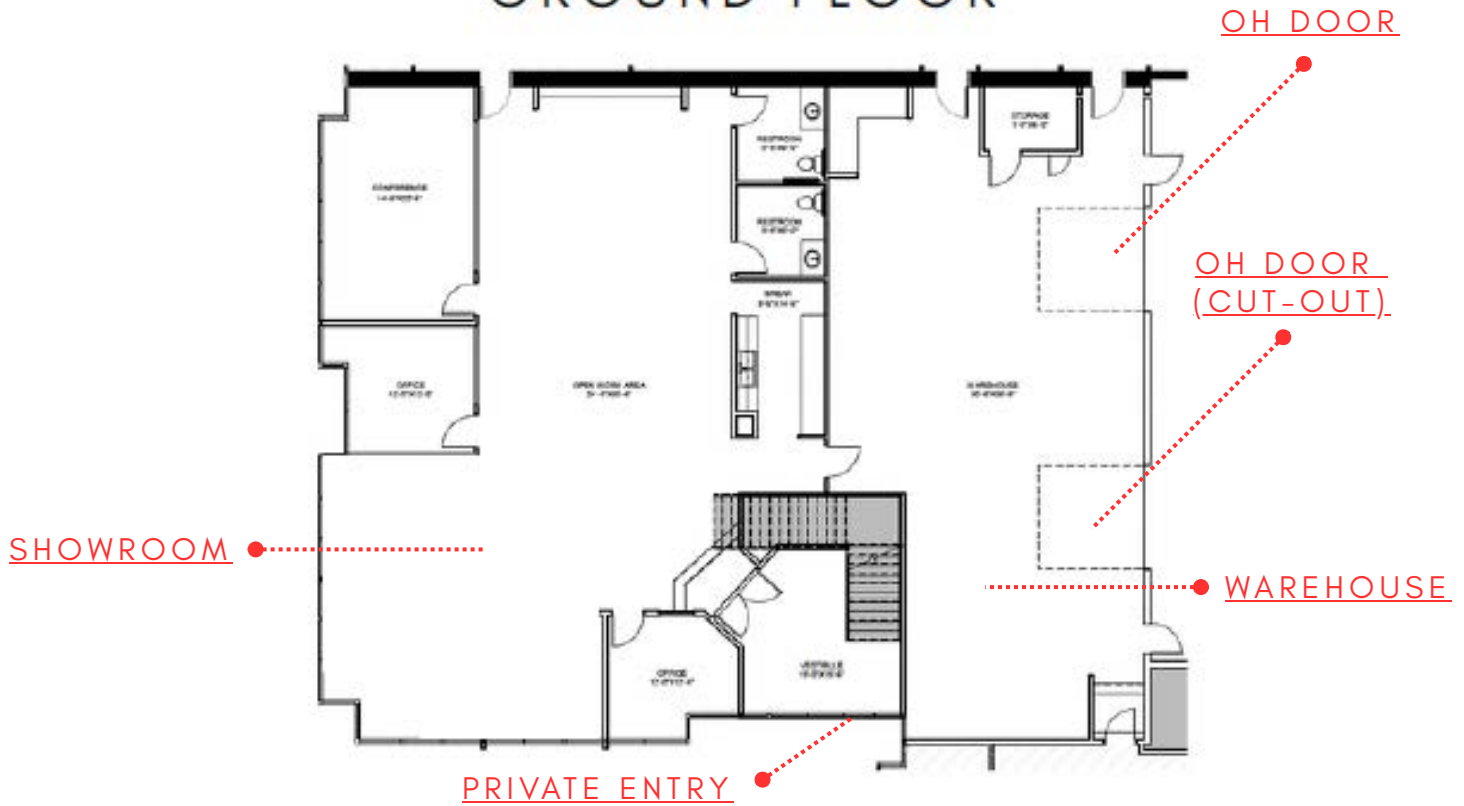
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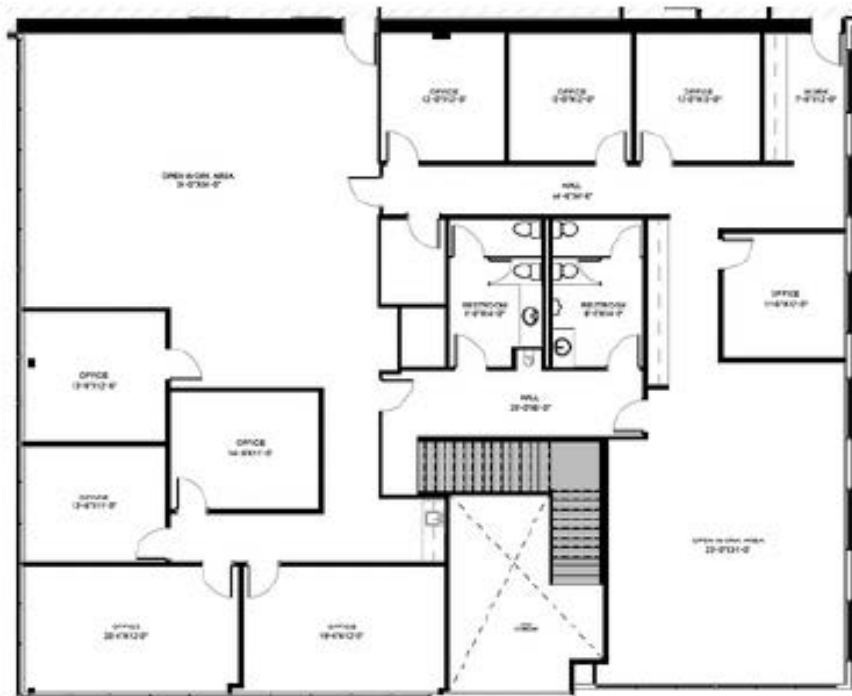
FLOOR PLANS

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GROUND FLOOR



2ND FLOOR



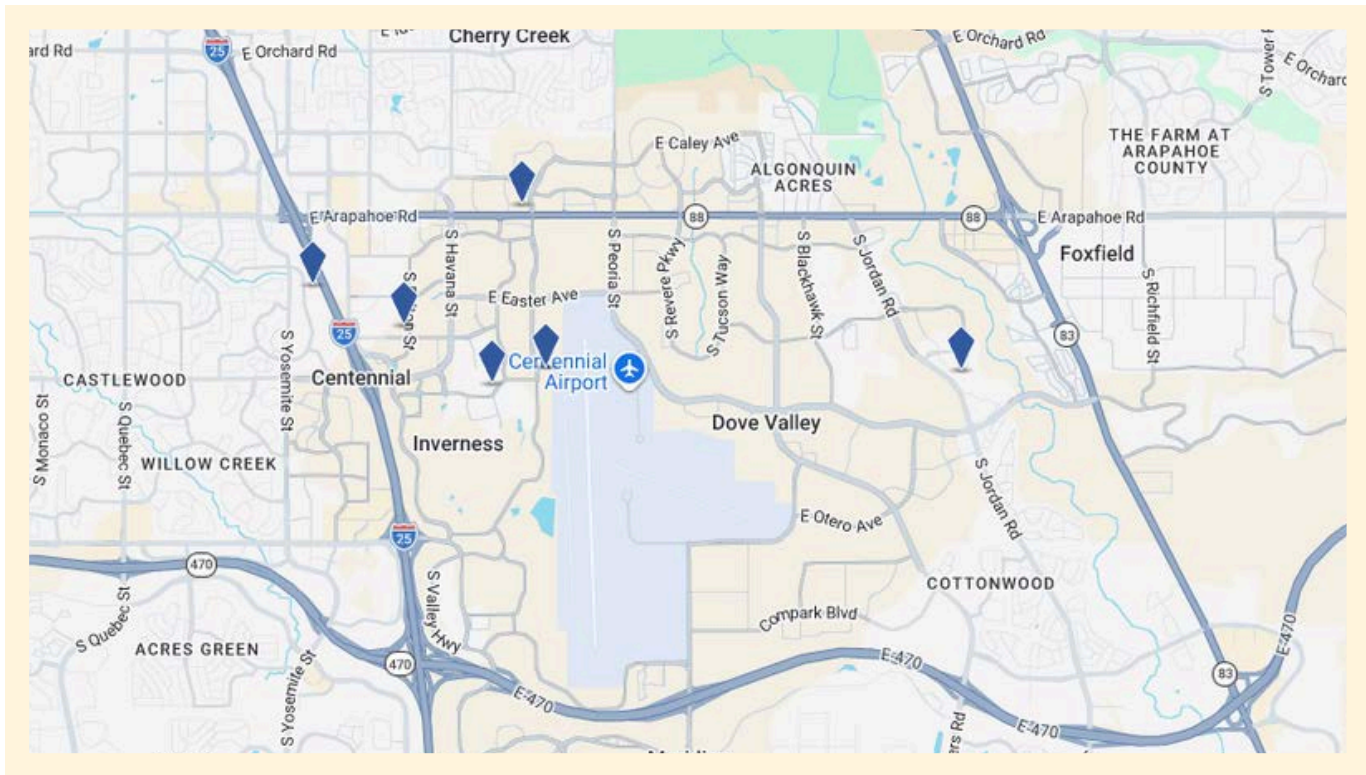
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SALE COMPS

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SALES COMPS MAP



SALES COMPS

ADDRESS	BUILT	SF	DRIVE-IN	CONDITION	DATE	SALE	
						AMOUNT	\$/SF
11211 E ARAPAHOE RD.	1985	15,405	4	TURN-KEY	MAR-2026	\$3,851,500	\$256.45
7241 S FULTON ST.	2001	11,780	1	TURN-KEY	JAN-2026	\$3,550,000	\$301.36
15504 E HINSDALE CIR.	1996	5,220	2	FLEX	NOV-2025	\$1,690,000	\$323.75
99 INVERNESS DR E.	1980	5,233	1	FLEX	MAY-2025	\$1,400,000	\$267.53
7076 S ALTON WAY	1979	9,840	2	OUTDATED	OCT-2024	\$2,275,000	\$231.20
67 INVERNESS DR E.	1996	7,260	1	FLEX	SEPT-2024	\$2,150,000	\$292.01
AVERAGE						\$2,486,083	\$279

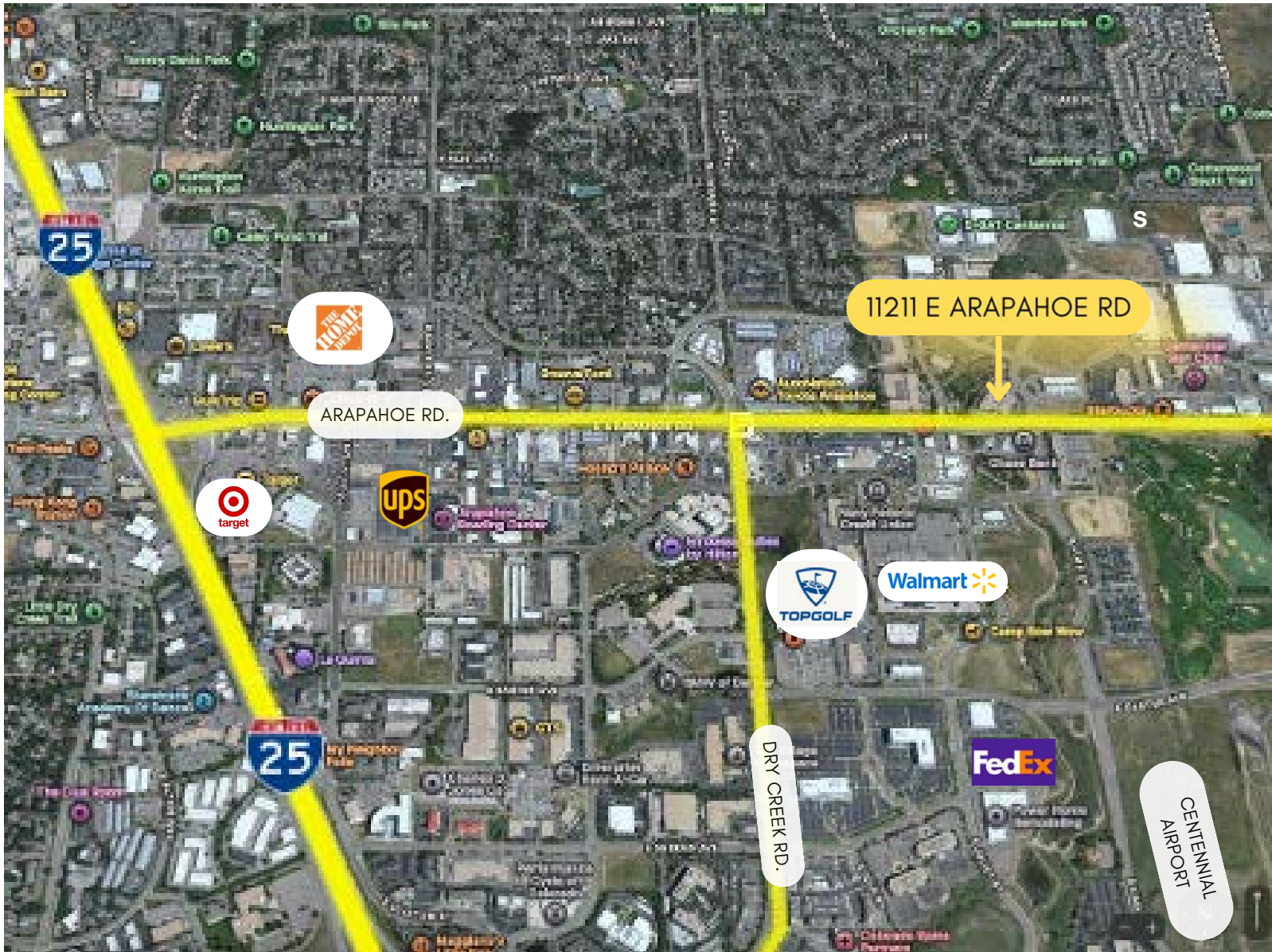


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AERIAL OVERVIEW & BP-100 ZONING

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BP-100 ZONING: PRINCIPAL USES

- Assisted Living Facility
- Congregate Care
- School/ University
- Medical Office
- Hospital
- Clinic
- Public Assembly
- Private Club
- Post Office
- Office
- Restaurant (No drive-through)
- Services (comm./ personal)
- Veterinarian Clinic (no boarding or kenneling)
- Commercial Amusement
- Recreation Uses
- Utilities
- Event Space
- Light Automotive
- Sports
- Gym
- Religious House of Worship
- Warehouse
- Distribution
- Manufacturing
- Live/ Work
- Telecomm
- Showroom
- Police or Fire Station
- Light Retail
- Light Industrial
- Wholesale
- Nursery or Greenhouse
- Day Care
- Car Storage
- Memory Care
- Skilled Nursing
- Behavioral Health
- Conference Center
- Imaging Center
- Ghost Kitchen
- Training Facility
- Community Center
- Research Lab
- Coffee Shop
- Co-Working
- Small Grocery
- Golf Simulator Bays
- Theater and Performance Venue
- Temple

BP-100 ZONING: ACCESSORY USES

- Live/ work
- Childcare/ Daycare
- Short-term care facility for vulnerable individuals
- Group Home
- Alcoholic Beverage Sales (incl. liquor stores, bars, etc.)
- Repair Services
- General Retail
- Heavy Retail
- Building Materials
- Sit-down Dining
- Restaurant
- Salon
- Bank
- Dry Cleaner
- Car/ Truck Rental Facility
- Automotive Repair Shops
- Vehicle Sales
- Arcade
- Indoor Entertainment
- Extraction Activities
- Salvage or Composting Facility
- Mini-Storage Facility

**For reference only. Check your local zoning codes before proceeding. Makers Commercial is not responsible for any unintentional mistakes or representations.



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