

FOR LEASE

6950

S TUCSON WAY - SUITES S & U

CENTENNIAL, CO 80112



PROPERTY OVERVIEW

AVAILABLE SIZE	19,158 SF Suite S 12,158 SF Suite U 7,000 SF
BUILDING SIZE	76,784 SF
LEASE RATE	\$9.95/SF NNN
2026 EST. OPERATING EXPENSES	\$6.30/SF
AVAILABLE	Immediately
CLEAR HEIGHT	~12'
LOADING	Suite S: (1) 8' x 9' 10" Dock High Suite U: (2) 8' x 9' 10" Dock Highs
POWER	Suite S: 3-Phase / 120/208 V / 200 Amp (TBV) Suite U: 3-Phase / 120/208 V / 400 Amp (TBV)
ZONING	BP100
YEAR BUILT	1982
COUNTY	Arapahoe

PROPERTY HIGHLIGHTS

- Located just South of Arapahoe Road at Revere Parkway
- Functional flex/warehouse with versatile loading
- Monument signage
- Improvements negotiable
- Strong demographics in surrounding area
- Close proximity to Centennial Airport, one of the world's busiest general aviation airports



BROKER CONTACTS

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SUITE S & U
19,158 SF

