

INDUSTRIAL FOR LEASE & SALE

7070 S. Tucson Way

Englewood, CO 80112

FLEX BUILDING FOR LEASE & SALE

22,304 SF | 1.25 AC

Dock high and drive-in loading



Close proximity to Centennial Airport



High end office buildout



TJ Smith, SIOR

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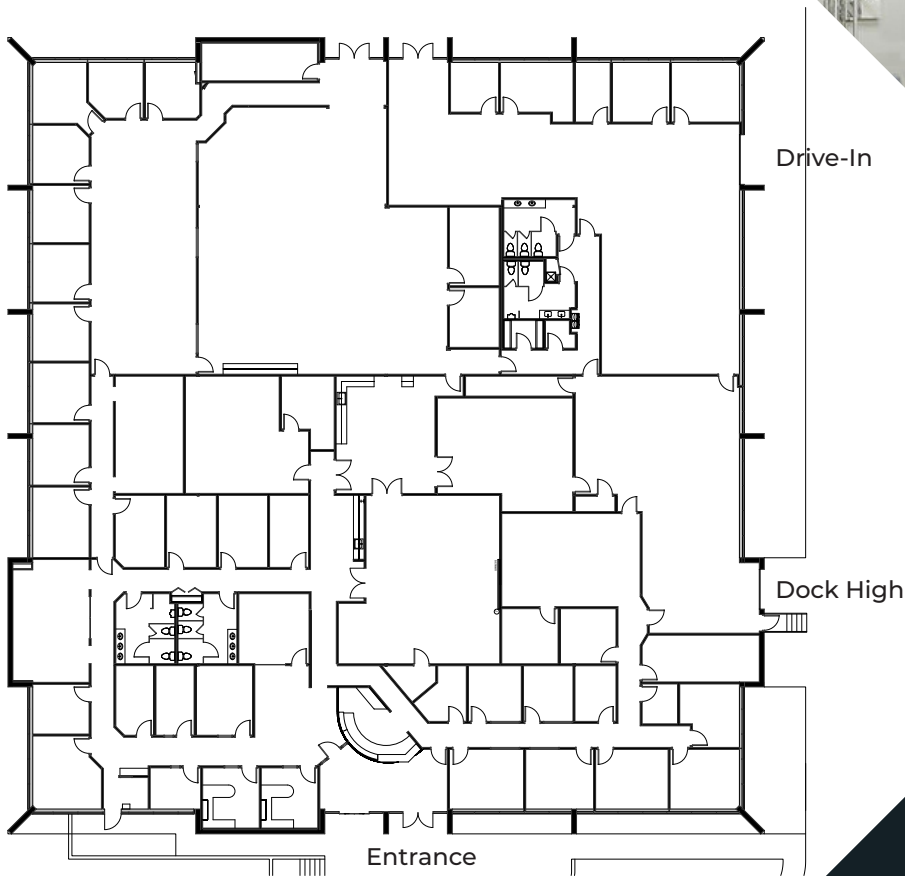
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Floor Plan



22,304 SF
1.25 AC

LEASE RATE:
\$12.00/SF + NNN

SALE PRICE:
\$3,568,640

7070 S. Tucson Way is a well-located flex/ industrial property in Southeast Denver's Centennial submarket, featuring a heavy, high-end office build-out with warehouse functionality, and ideal for users or investors seeking strong access to I-25 and the Denver Tech Center.



7070 S. Tucson Way

Englewood, CO 80112

PROPERTY DETAILS



RBA:
22,304 SF



Zoning:
MU-PUD



Land:
1.25 AC



Loading:
1 Dock, 1 Drive In



Year Built:
1982



Clear Height:
16'



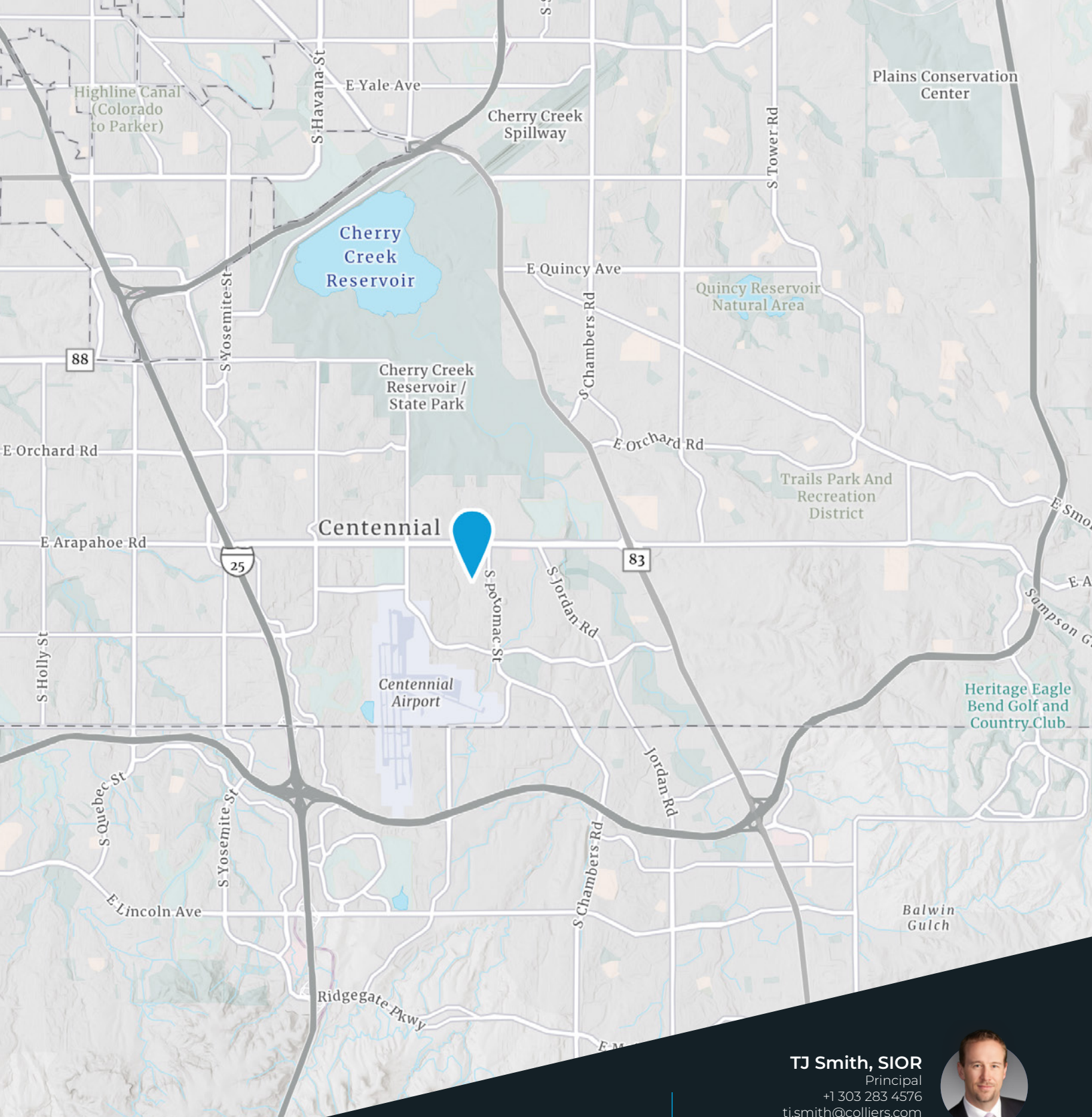
Renovated:
2018

S. TUCSON WAY

Dock High

Drive-In





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