

INDUSTRIAL/FLEX OPPORTUNITY FOR SALE

📍 14883 E HINSDALE AVENUE, UNIT B, CENTENNIAL, COLORADO 80112



📋 OVERVIEW

Unit B at 14883 E Hinsdale Drive offers a versatile industrial/flex opportunity in one of Centennial's most accessible business corridors. The space features a functional blend of warehouse and office—ideal for a wide range of light industrial, distribution, service, or tech-focused users. With convenient drive-up access, a private entrance, and efficient floor plan, the unit supports both operational workflow and front-of-house needs.

Located just minutes from E-470, Centennial Airport, and major arterials, the property provides exceptional regional connectivity for employees, clients, and logistics. Surrounded by established businesses and industrial users, Unit B delivers a practical, professional environment in a highly sought-after submarket.

💰 SALES PRICE
\$499,000
\$214 Per Square Foot

🏢 BUILDING SIZE
2,326 SF

📍 ZONING
I-1 PUD

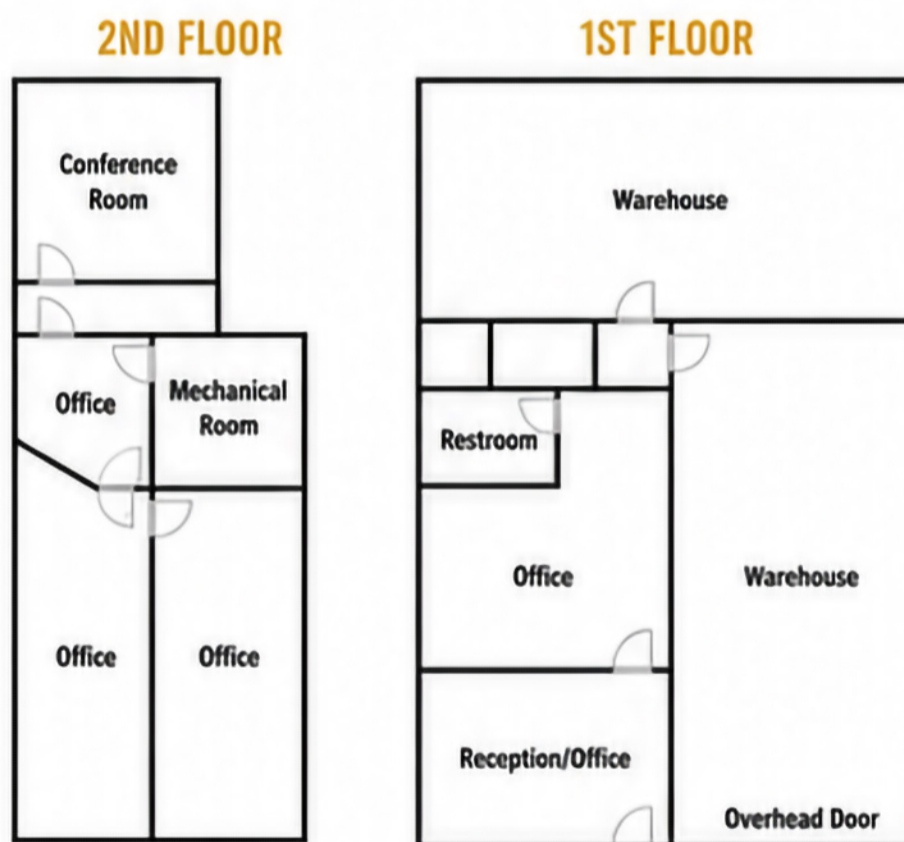
📠 HOA COST
\$800 / Month

🕒 PROPERTY TAX*
\$9,547.05
*Property Taxes for 2024 Payable 2025

⚡ ELECTRICAL
3-Phase, 400 Amp

★ HIGHLIGHTS

- 20' clear ceiling height
- I-1 PUD zoning offers a wide range of permitted uses
- Mix of warehouse and office build-out
- Excellent access to E-470, I-25, and Dove Valley
- **Ideal for:** owner/users, small businesses, growing companies, and local operators
- **3 phase, 400 amp** electrical service
- Fire Suppression
- 14' Overhead drive-in door



👥 DEMOGRAPHICS

57,258 Population	37.2 Median Age	2.6 Average Household Size	\$119,953 Median Household Income
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🚗 TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Hinsdale Dr	11,782	0.3
E Hinsdale Dr	10,632	0.3
E Hinsdale Dr	11,782	0.3
Broncos Pkwy	10,440	0.5
S Jordan Rd	21,378	0.5

👤 OWNER CONTACT

Howard Bynder
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📞 303-717-2639

i All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained

📞 303-717-2639