



UNIQUESM
PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

INDUSTRIAL CONDO UNITS
FOR SALE OR LEASE

CLASS A SPACES WITH FLEXIBLE LAYOUTS
1,150 – 10,300 SF AVAILABLE

13833 E BRIARWOOD AVE
CENTENNIAL, CO

Property Features

Property Summary

- **Class A Industrial/Flex Spaces** — Available Immediately Move-in ready industrial condos
- **Open Floorplans with High Ceilings**
Clear-span layouts and tall ceilings you can configure any way you need.
- **Flexible Space for a Wide Range of Uses**
Manufacturing, warehousing, car storage, workshops, and more.
- **Brand New Construction**
Modern, code-current buildings with all-new systems.
- **Shell Condition — Ready to Make Your Own**
Delivered as a shell for you to retrofit; buyer adds bathrooms and any buildout.
- **Variety of Space Options — 1,150 SF to 10,300 SF**
Sizes to fit your footprint; combine any two adjacent units.

Pricing	Variable – See Floorplans for Details
Association Dues	\$2.35/SF
Loading	1-2 Drive-In Doors per Unit (12'x14')
Ceiling Height	22'-24'
Parking	Ample
Sprinklered	Yes
Power	3-Phase, 400 Amp (TBV)
Zoning	BP-75

For more information:



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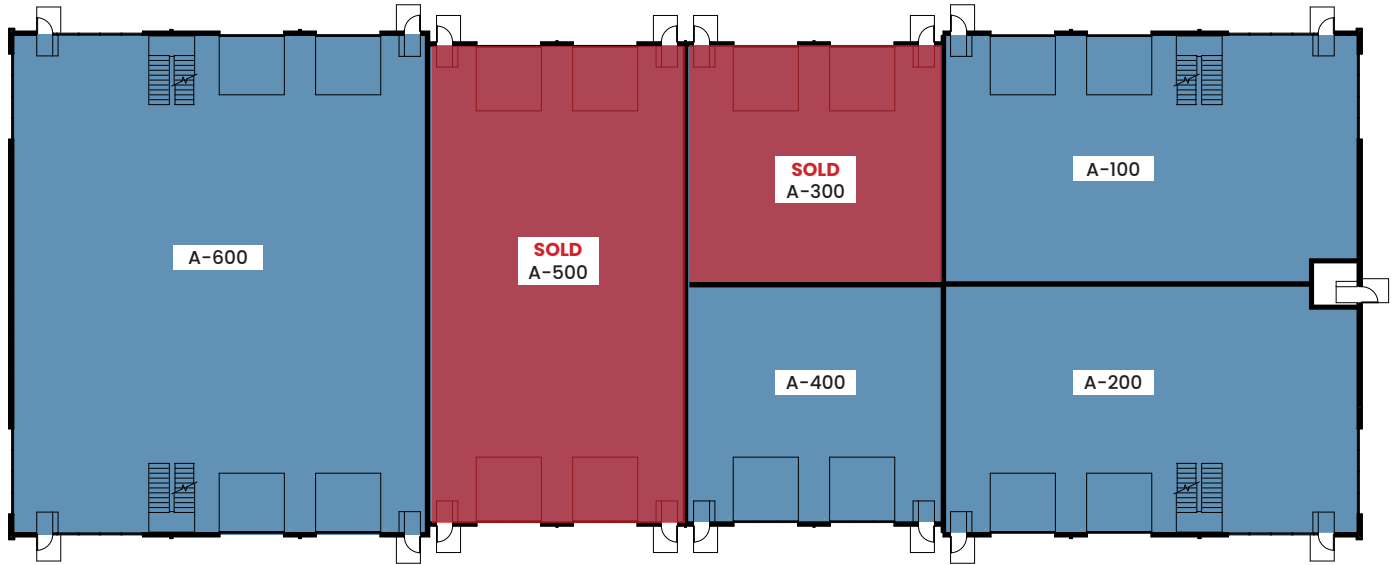
David@MakersRE.com

Unique Properties

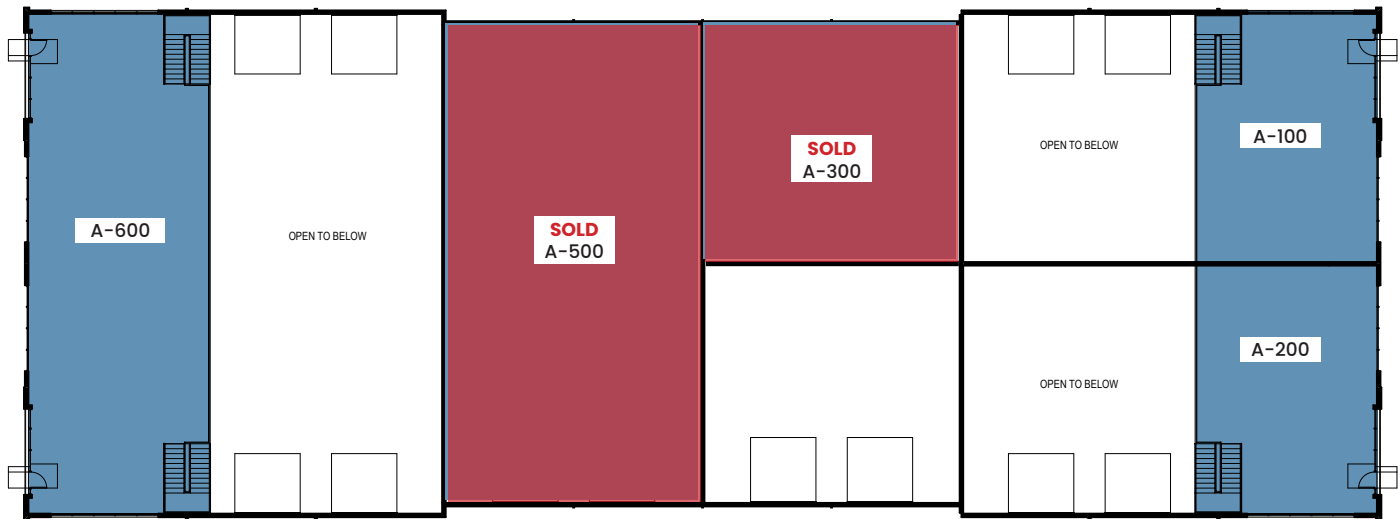
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FIRST FLOOR



MEZZANINE LEVEL



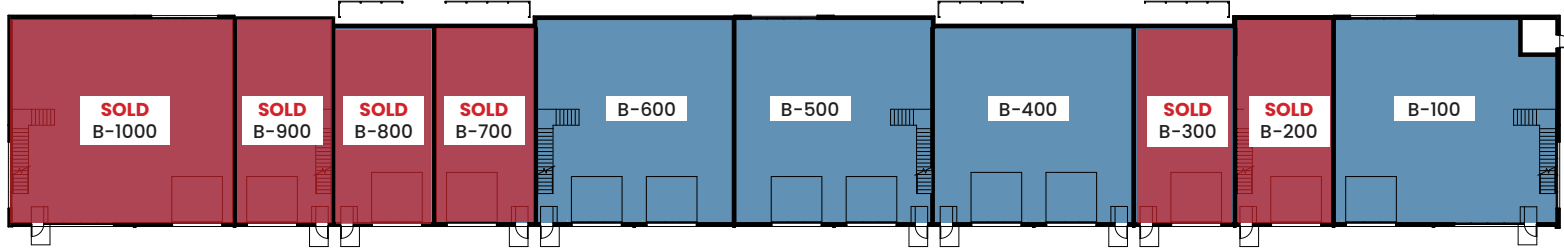
Unit	Total SF	Price	Price/SF	Ground Floor SF	Mezzanine SF
A-100	5,122 SF	\$1,150,000	\$224/SF	3,621 SF	1,501 SF
A-200	5,122 SF	\$1,150,000	\$224/SF	3,621 SF	1,501 SF
A-400	2,181 SF	\$535,000	\$245/SF	2,181 SF	N/A
A-600	10,323 SF	\$2,200,000	\$213/SF	7,320 SF	3,003 SF

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BLOCK B



FIRST FLOOR



MEZZANINE LEVEL



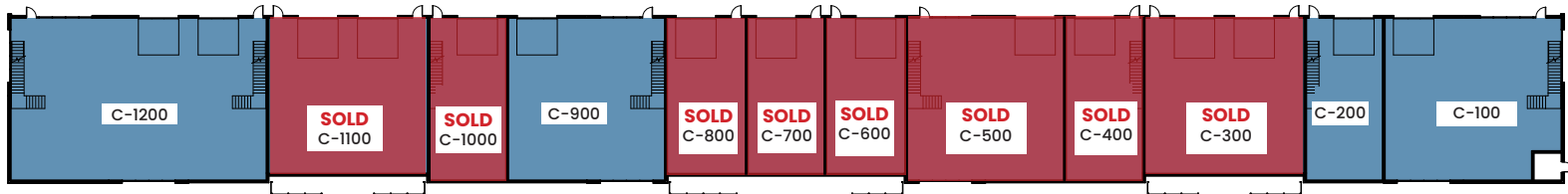
Unit	Total SF	Price	Price/SF	Ground Floor SF	Mezzanine SF
B-100	3,992 SF	\$895,000	\$224/SF	2,625 SF	1,367 SF
B-400	2,312 SF	Contact Broker	N/A	2,312 SF	N/A
B-500	3,613 SF	\$750,000	\$208/SF	2,408 SF	1,203 SF
B-600	3,613 SF	\$750,000	\$208/SF	2,408 SF	1,203 SF

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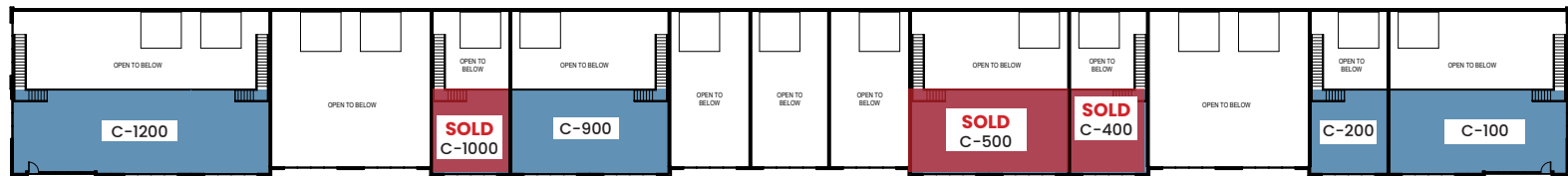
BLOCK C



FIRST FLOOR



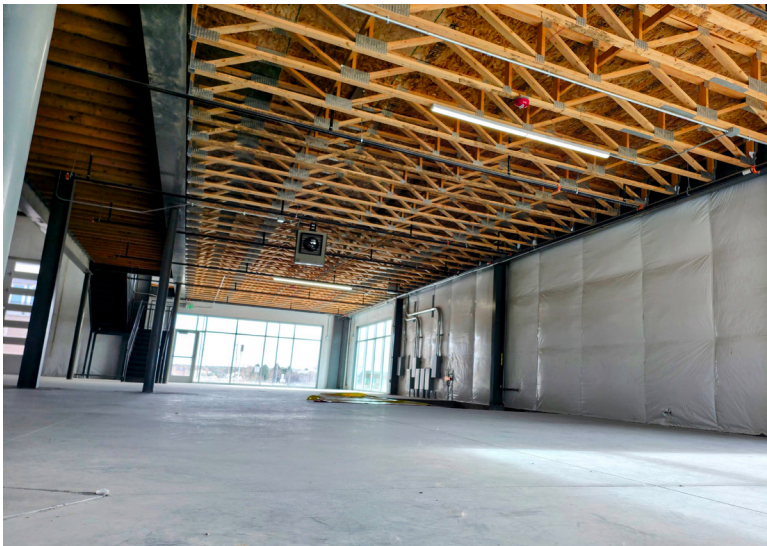
MEZZANINE LEVEL



Unit	Total SF	Price	Price/SF	Ground Floor SF	Mezzanine SF
C-100	3,992 SF	\$895,000	\$224/SF	2,625 SF	1,367 SF
C-200	1,781 SF	\$460,000	\$258/SF	1,204 SF	577 SF
C-900	3,611 SF	\$845,000	\$234/SF	2,408 SF	1,203 SF
C-1200	5,854 SF	\$1,275,000	\$218/SF	3,911 SF	1,943 SF

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PROPERTY PHOTOS



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