



UNIQUE<sup>SM</sup>  
PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

INDUSTRIAL CONDO UNITS  
FOR SALE

**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:



**Brett MacDougall**

Senior Vice President

303.512.2736

bmacdougall@uniqueprop.com

**Michael DeSantis**

Senior Vice President

303.512.1194

mdesantis@uniqueprop.com

**David Foley**

Principal | Managing Broker

303.229.8643

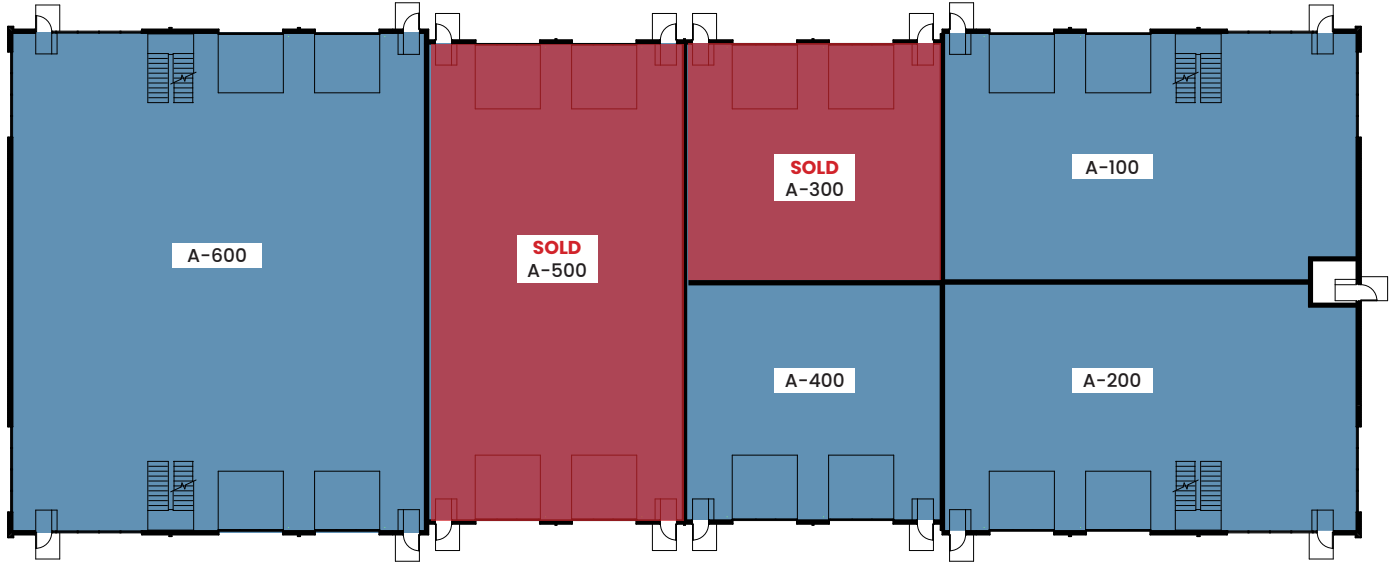
David@MakersRE.com

Unique Properties

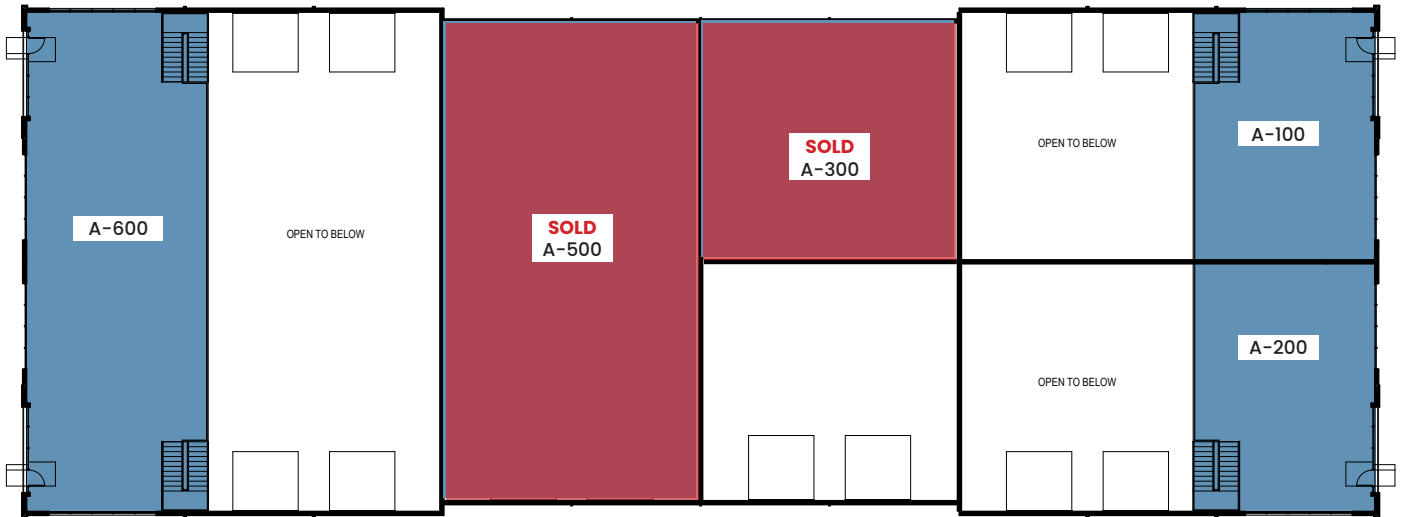
400 S Broadway | Denver, CO 80209

303.321.5888 | UNIQUEPROP.COM

## FIRST FLOOR



## MEZZANINE LEVEL



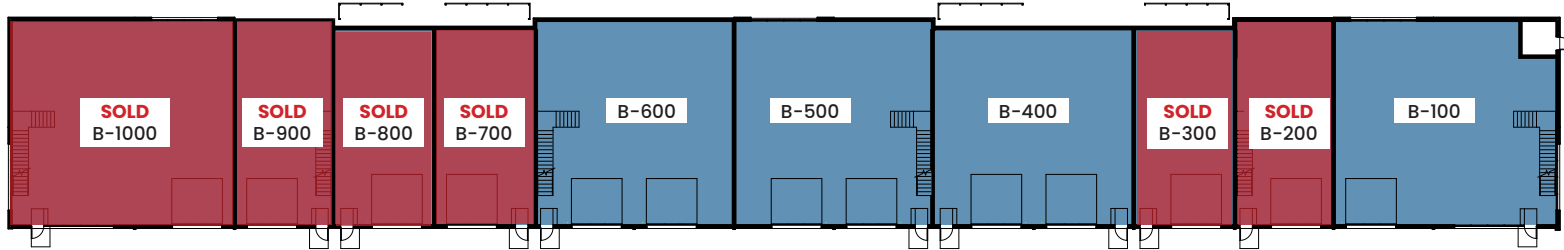
| Unit  | Total SF  | Price       | Price/SF | Ground Floor SF | Mezzanine SF |
|-------|-----------|-------------|----------|-----------------|--------------|
| A-100 | 5,122 SF  | \$1,150,000 | \$224/SF | 3,621 SF        | 1,501 SF     |
| A-200 | 5,122 SF  | \$1,150,000 | \$224/SF | 3,621 SF        | 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     |

# 13833 E BRIARWOOD AVE

## BLOCK B



### FIRST FLOOR



### MEZZANINE LEVEL



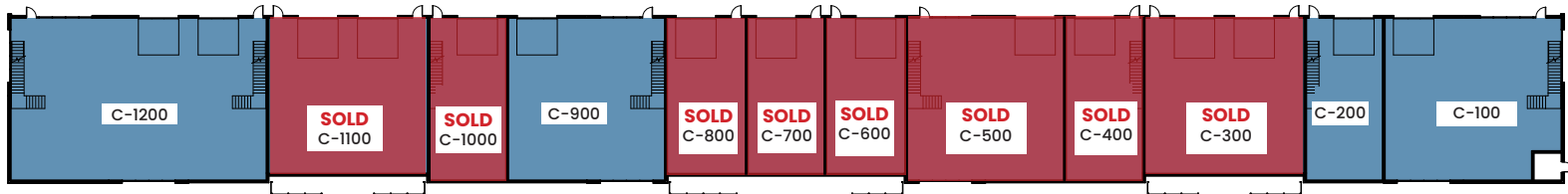
| Unit  | Total SF | Price          | Price/SF | Ground Floor SF | Mezzanine SF |
|-------|----------|----------------|----------|-----------------|--------------|
| B-100 | 3,992 SF | \$895,000      | \$224/SF | 2,625 SF        | 1,367 SF     |
| B-400 | 2,312 SF | Contact Broker | N/A      | 2,312 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     |

# 13833 E BRIARWOOD AVE

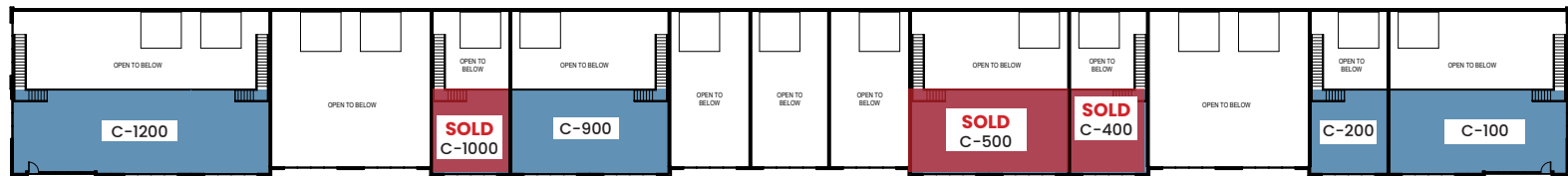
## BLOCK C



### FIRST FLOOR



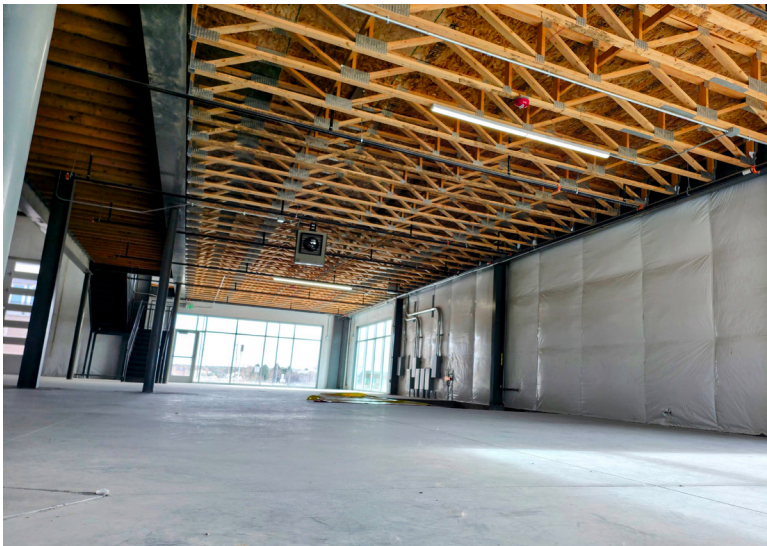
### MEZZANINE LEVEL



| 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     |

# 13833 E BRIARWOOD

## PROPERTY PHOTOS



# 13833 E BRIARWOOD AVE

CENTENNIAL

Unique Properties

400 S Broadway | Denver, CO 80209

303.321.5888 | UNIQUEPROP.COM



For more information:



**Brett MacDougall**

Senior Vice President

303.512.2736

bmacdougall@uniqueprop.com

**Michael DeSantis**

Senior Vice President

303.512.1194

mdesantis@uniqueprop.com

**David Foley**

Principal | Managing Broker

303.229.8643

David@MakersRE.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.