

# FOR LEASE

## 6950

S TUCSON WAY - SUITE S

CENTENNIAL, CO 80112

### PROPERTY OVERVIEW

AVAILABLE SIZE	12,158 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	(1) 8' x 9' 10" Dock High
POWER	3-Phase / 120/208 V / 200 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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