

6849

S. DAWSON

10,080 SF on 1.74 Acres (Fenced Yard)

6849 South Dawson Circle | Centennial, CO 80112

FOR LEASE



CONTACT:
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Specifications



TRUCK COURT



BACK OF BUILDING



BUILDING ENTRANCE



BUILDING AND YARD



CONFERENCE AREA



RECEPTION AREA

BUILDING 10,080 SF
LEASE RATE \$19.95/SF NNN
TAXES \$4.45/SF (2026)

YEAR BUILT 1999

LOT 1.74 Acres

OFFICE ~3,000 SF

WAREHOUSE MEZZANINE 1,692 SF

DRIVE-IN DOORS Seven (7) Drive In Doors, 12' x 12'

CLEAR HEIGHT 19'

POWER 600 AMPS/240 V (to be verified)

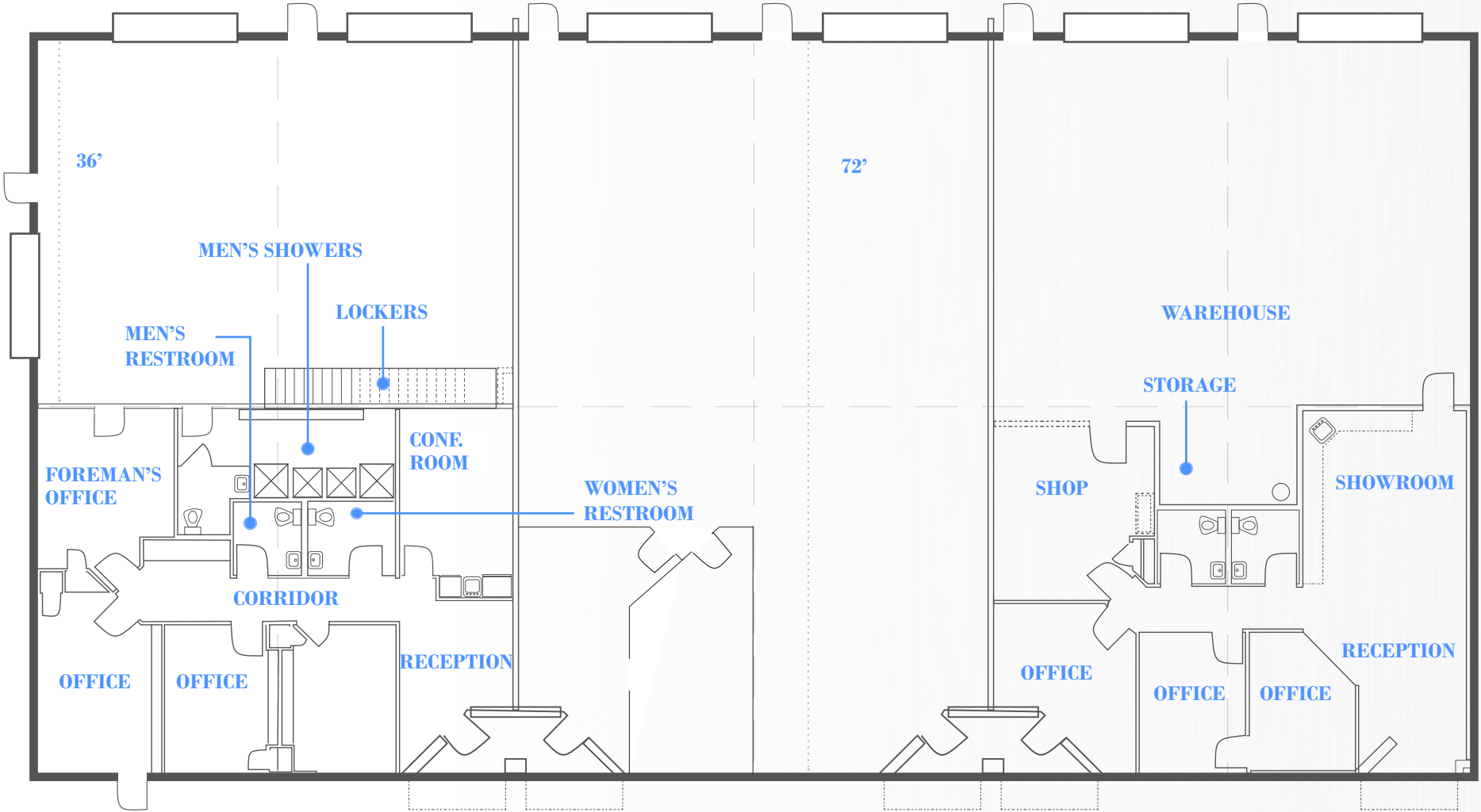
PARKING AVAILABLE 16 Striped Spots & yard parking

COUNTY Arapahoe County

ZONING I (City of Centennial)

- ADDITIONAL FEATURES**
- Property is well-kept
 - Adjacent 2.88 AC lot & 18,000 SF building for sale with potential for building expansion, additional parking or possible storage.
 - Security Lighting
 - Parking in front with concrete truck court

Floor Plan



Highly Accessible Location

6849 South Dawson Circle offers convenient access to major transportation routes, ideally situated near the intersection of East Arapahoe Road and South Parker Road. The property is surrounded by a strong mix of industrial service providers, storage operators, and prominent regional destinations, including Centennial Airport, Cornerstar Shopping Center, and numerous national retailers and businesses.



Property Access Routes

6849
S. DAWSON

CENTENNIAL



CENTENNIAL AIRPORT



S Peoria St

E Arapahoe Rd

S Parker Rd

S Jordan Rd



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