#### OFFICE/WAREHOUSE SPACE FOR LEASE

# Fremont Business Center

#### 14510-14590 EAST FREMONT AVENUE CENTENNIAL, CO 80112

AVAILABLE: 5,075 SF WITH DOCK HIGH AND DRIVE-IN LOADING



### **Building Information**

>	Total Building Size:	48,325 SF Office/Warehouse Building
>	Lease Rate:	\$9.50/SF NNN
>	2018 Expenses:	\$3.32/SF
>	Loading Doors:	10′ x 12′ Drive-In Doors 8′ x 10′ Dock High Doors
>	Clear Height:	14' Ceiling Clearance
>	City:	Centennial
>	Zoning:	I-1, Centennial
>	Electrical:	120/280V, 3-Phase
$\rangle$	Parking:	2:1000
$\rangle$	Available:	February 1, 2018

T.J. SMITH, SIOR 303 283 4576 tj.smith@colliers.com DAVID HAZLETT 303 283 4573 david.hazlett@colliers.com Highlights Excellent access to Arapahoe, Jordan, and Parker Road

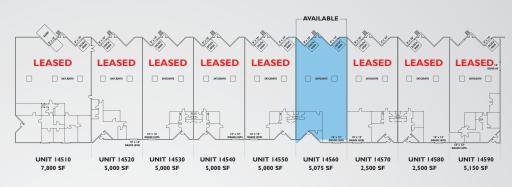
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 Good truck turning radius for small dock high units Ļ

> Each unit has dock high and grade level loading

Accelerating success.

Fremont Business Center 14510-14590 E. Fremont Ave. Centennial, CO 80112



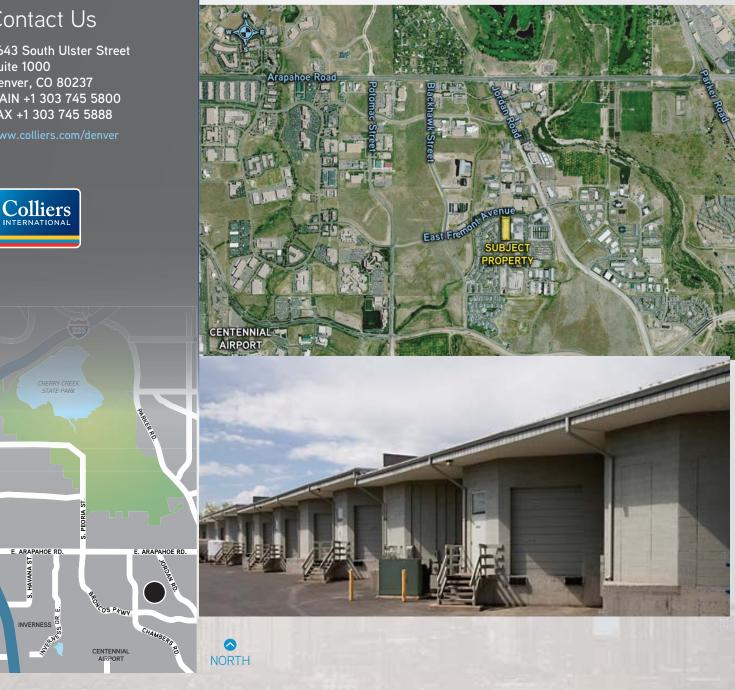
## Contact Us

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