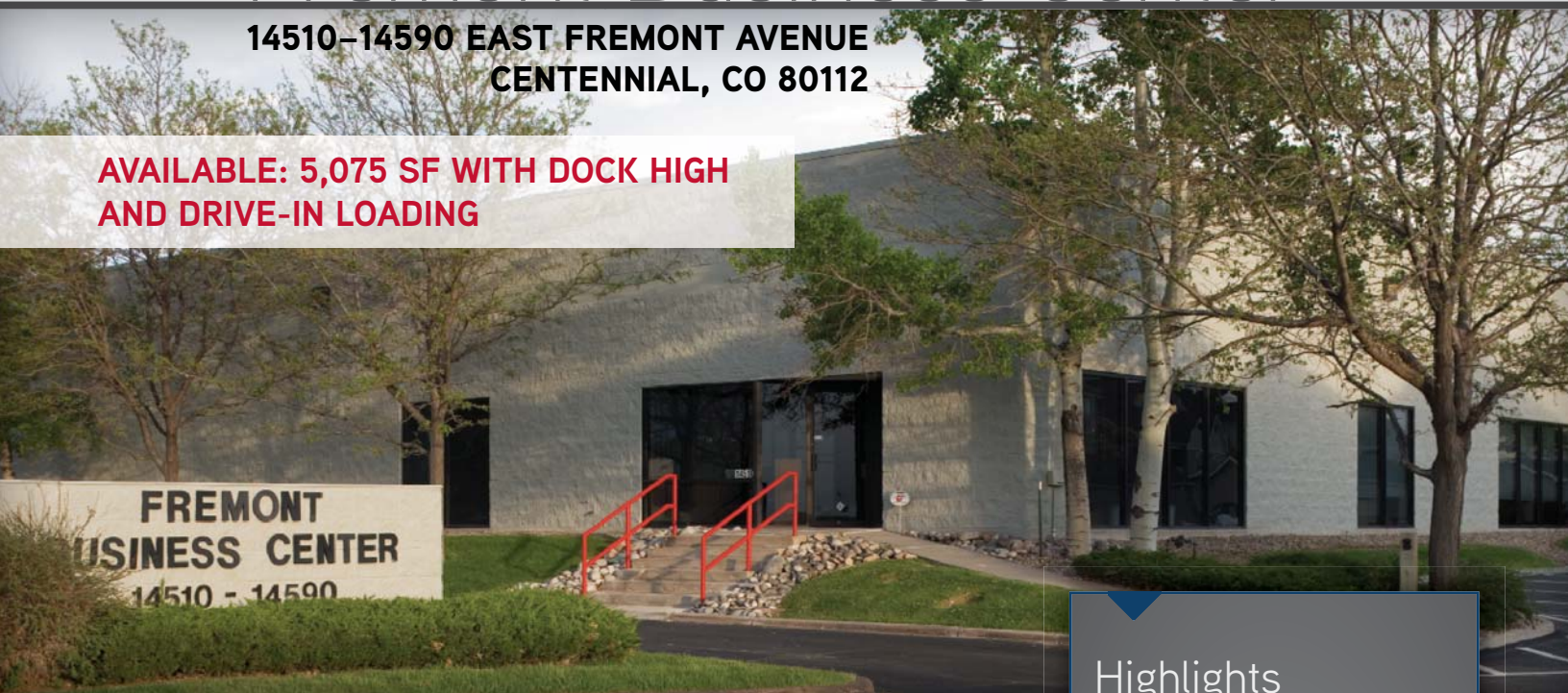


OFFICE/WAREHOUSE SPACE  
FOR LEASE

# 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
- › Parking: 2:1000
- › Available: February 1, 2018

## Highlights

“Excellent access to Arapahoe, Jordan, and Parker Road”

- › Good truck turning radius for small dock high units
- › Each unit has dock high and grade level loading

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Accelerating success.



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