

**7284 S. POTOMAC ST.
CENTENNIAL, CO 80112**

FOR LEASE OR SALE



STATE-OF-THE-ART 53K SF INDUSTRIAL FACILITY



HIGHLIGHTS



Easy Access to I-25,
E-470 & Parker Rd.



Less than 1-Mile to
Centennial Airport



Flexible Zoning



Central Southeast
Location



Great
Neighborhood
Amenities



Annexed & Zoned in
Centennial

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

NICK RICE
+1 720 833 4620
nick.rice@colliers.com



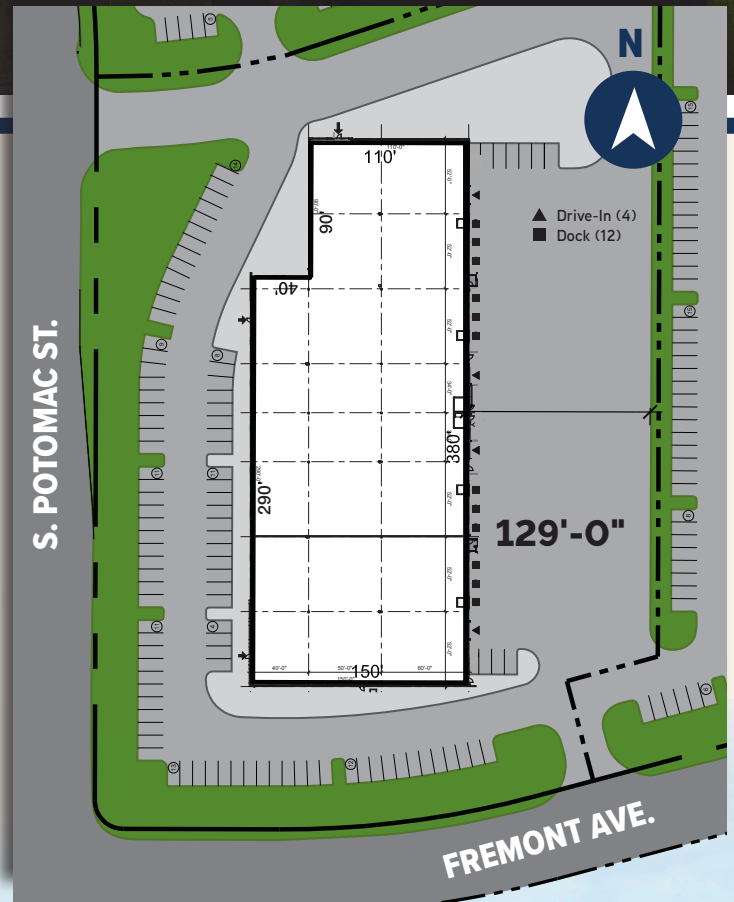
COLLIERS DENVER
4643 S. Ulster Street • Suite 1000
Denver, CO 80237
+1 303 745 5800 • FAX +1 303 745 5888
www.colliers.com/denver

**7284 S. POTOMAC ST.
CENTENNIAL, CO 80112**



POTENTIAL BUILDING SPECS

- Purchase Price: **\$11,100,000**
- Lease Rate: Contact Brokers
- Estimated OpEx: \$6.00/SF (2026)
- Site Size: 4.04 Acres
- Building Size: 53,515 SF
- Divisible: Yes
- Office: To Suit
- Clear Height: 24'
- Loading: 4 Drive-Ins & 12 Dock Highs
- Yard: Outside Storage is Permitted Use.
Could be utilized in loading courtyard
- Parking: 1.66/1,000 (More Available)
- Power: 1600 Amps / 480V (TBV)
- Column Spacing: 47'6" x 50' (Varies)
- Zoning: PUD-I
- Sprinkler: ESFR



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.