

BUILD TO SUIT LEASE AVAILABLE



6281 S RACINE CIR, SUITE 300

Centennial, CO 80111

PROPERTY HIGHLIGHTS

Southfield Park, Centennial - an ideal, central location with strong demographics

Build-to-Suit finish for a light distribution tenant - Close proximity to Centennial Airport, Cherry Creek Reservoir, retail, entertainment, DTC, and major highways

Secure/gated access, 11 ft office ceilings, 7 ft doors, ample convenient parking, individually metered gas/electric



BASE RENT
NEGOTIABLE



TOTAL SF
9,200
SF



PARKING
3/1,000
SF



ZONING
PUD - LIGHT
INDUSTRIAL

PROPERTY DETAILS

CLEAR HEIGHT: 19.5' in Warehouse

OFFICE SF: 2,800 SF

WAREHOUSE SF: 6,400 SF

DRIVE-IN: 1 (10' x 14')

DOCK W/ LEVELER: 1 (8' x 9')

SPRINKLERED: Fully / Wet

NNN: \$5.15/SF (2020)

POWER: 480v/208v

3 Phase

400 Amps

Madison Commercial Properties
501 S. Cherry Street, Suite 350, Denver, CO 80246
720.441.1460 | www.madisoncommercial.com



AERIAL MAP



**6281 S RACINE CIRCLE
SUITE 300**
Centennial, CO 80111



DEMOGRAPHICS

POPULATION

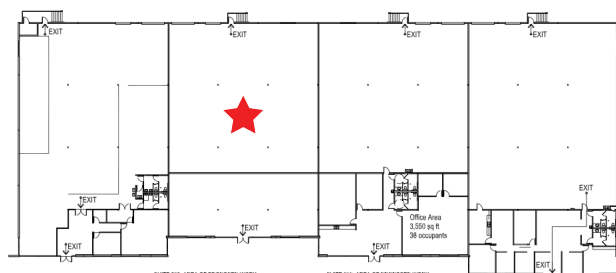
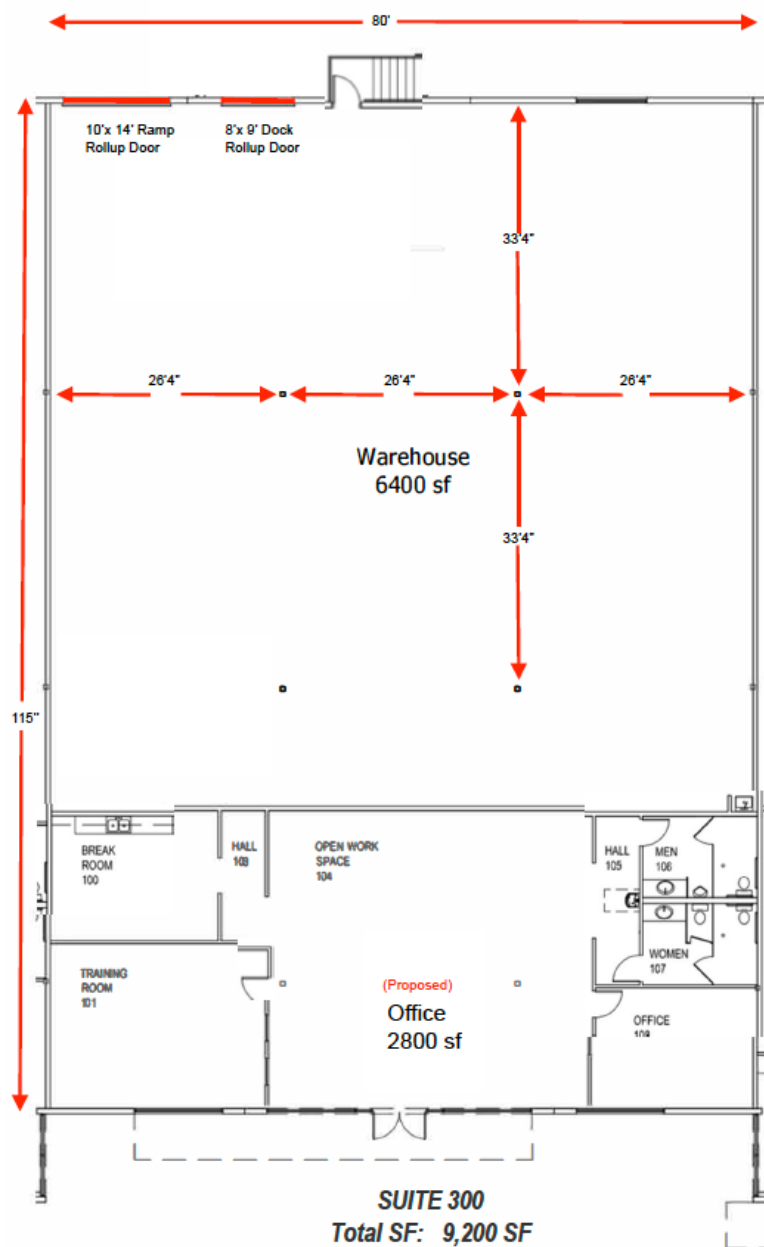
	1 MILE	3 MILES	5 MILES
2020 Total Population	5,920	65,454	267,803
2025 Population	6,157	68,971	267,803
Pop Growth 2020-2025	0.8%	1.1%	1.0%
Average Age	40.7	37	37.9

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 Total Households	2,068	27,597	112,798
HH Growth 2020-2025	0.7%	1.1%	1.1%
Median Household Income	\$146,653	\$96,107	\$88,624

ADDITIONAL PHOTOS & FLOORPLANS

PROPOSED LAYOUT



If you are interested in this property and would like to learn more, please contact us to schedule a showing and lease your new space today!

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