

FOR LEASE

6810 S JORDAN RD, CENTENNIAL, CO 80112



PROPERTY OVERVIEW

LEASE RATE:	\$17.00/SF NNN
EST. NNN:	\$6.70/SF
AVAILABLE ON:	NOVEMBER 1, 2026
BUILDING TYPE:	INDUSTRIAL WAREHOUSE
BUILDING SIZE:	15,420 SF
LOT SIZE:	0.84 AC
ZONING:	INDUSTRIAL
PARKING:	ON-SITE (14 SPACES)
LOADING:	THREE (3) DRIVE-INS, ONE (1) DOCK-HIGH
CLEAR HEIGHT:	18'
POWER:	400 AMP, 3-PHASE (TBV)
YOC:	1981
CONSTRUCTION TYPE:	CONCRETE
PROPERTY TAXES:	\$76,570 (2025)

PROPERTY HIGHLIGHTS

- Functional warehouse with loading and drive-in doors, additional office, and fenced yard
- Convenient access to the Denver Metro region via I-25, CO State Highway 83, and E-470
- Monument tenant signage visible from Jordan Road
- Abundant natural light throughout the warehouse and office suites

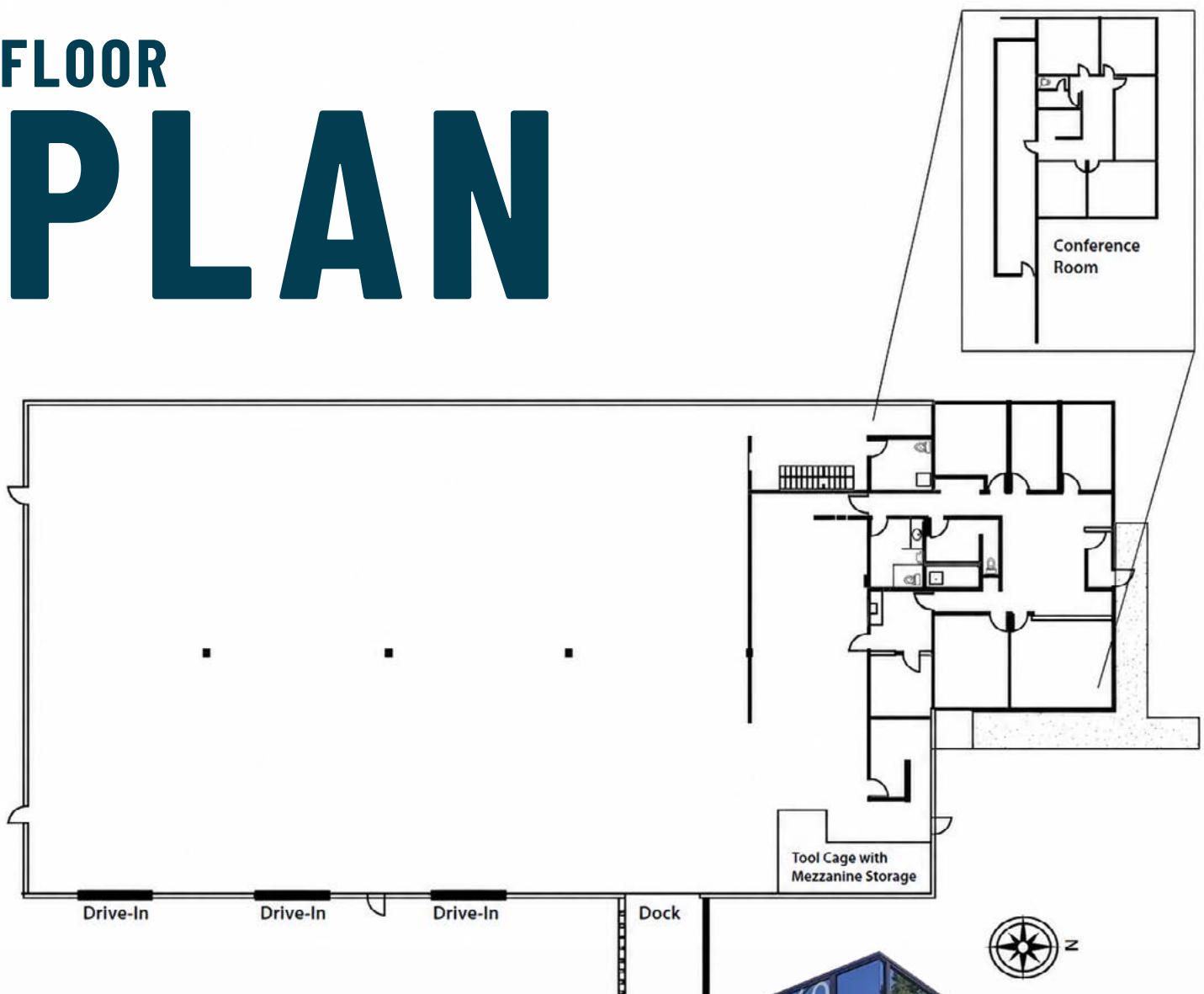


FOR MORE INFORMATION, PLEASE CONTACT

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FLOOR PLAN



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