

# For Sublease

14251 E. Fremont Avenue, Unit A  
Englewood, CO 80112



## PROPERTY DESCRIPTION

Well-positioned in the heart of Centennial's industrial corridor, 14251 E. Fremont Avenue offers 11,360 SF of highly functional, fully conditioned flex space on a 1.88-acre lot. Zoned Industrial (I), the building supports a wide range of uses including manufacturing, warehousing, R&D, and tech-flex operations. Features include drive-in loading, ample on-site parking, and proximity to major thoroughfares like I-25 and E-470. Located in a dynamic business park setting, the property provides excellent access, visibility, and operational flexibility for any user.

## BUILDING SUMMARY

<b>SUBLEASE RATE</b>	\$12.75 NNN
<b>SUBLEASE AVAILABILITY</b>	Immediately
<b>SUBLEASE EXPIRATION</b>	9/30/28
<b>SUBLEASE SPACE</b>	11,360 SF with roughly 10,000 SF Office
<b>OPERATING EXPENSES</b>	\$7.70/SF
<b>LOADING</b>	3 Drive-in doors
<b>POWER</b>	800a/120 – 208v, 3p, 4w Heavy (per Costar, to be verified)
<b>CLEAR HEIGHT</b>	17.6 Feet
<b>PARKING</b>	27 stalls (2.45:1000 RSF)
<b>SPRINKLERED</b>	Yes
<b>ZONING</b>	Industrial
<b>YOC</b>	2001



**JUSTIN RAYBURN**

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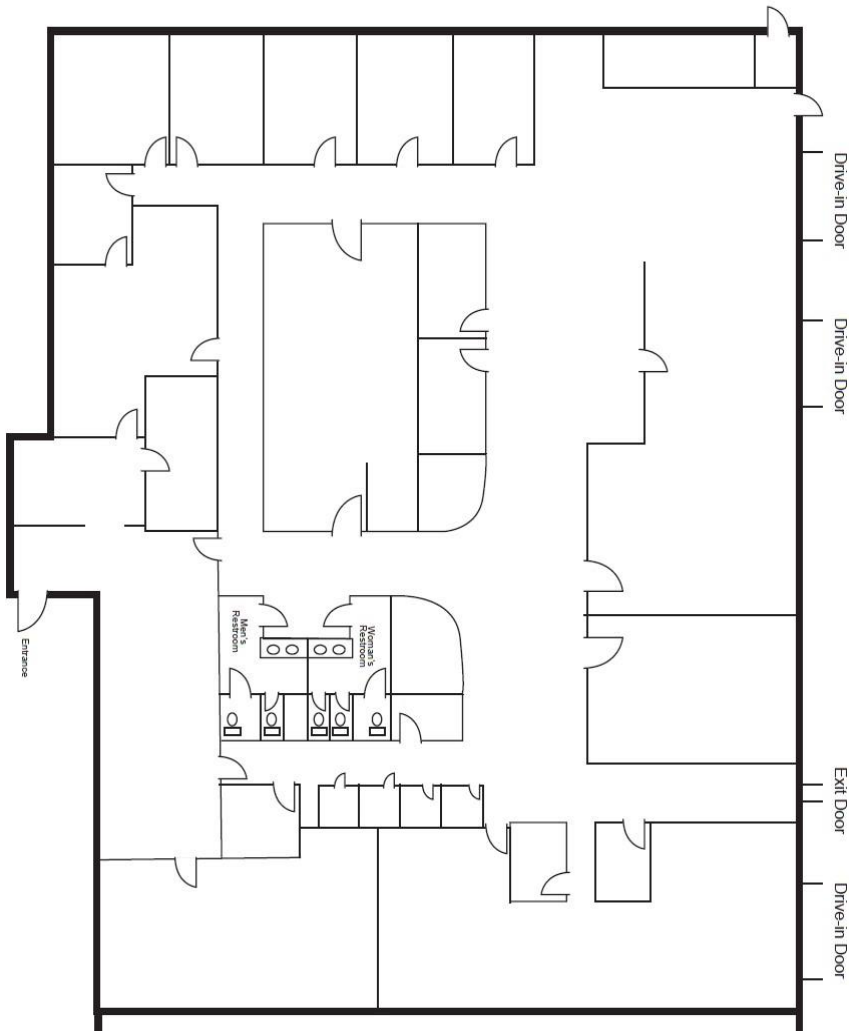
303.249.3730

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## FLOOR PLAN



## PROPERTY PHOTOS



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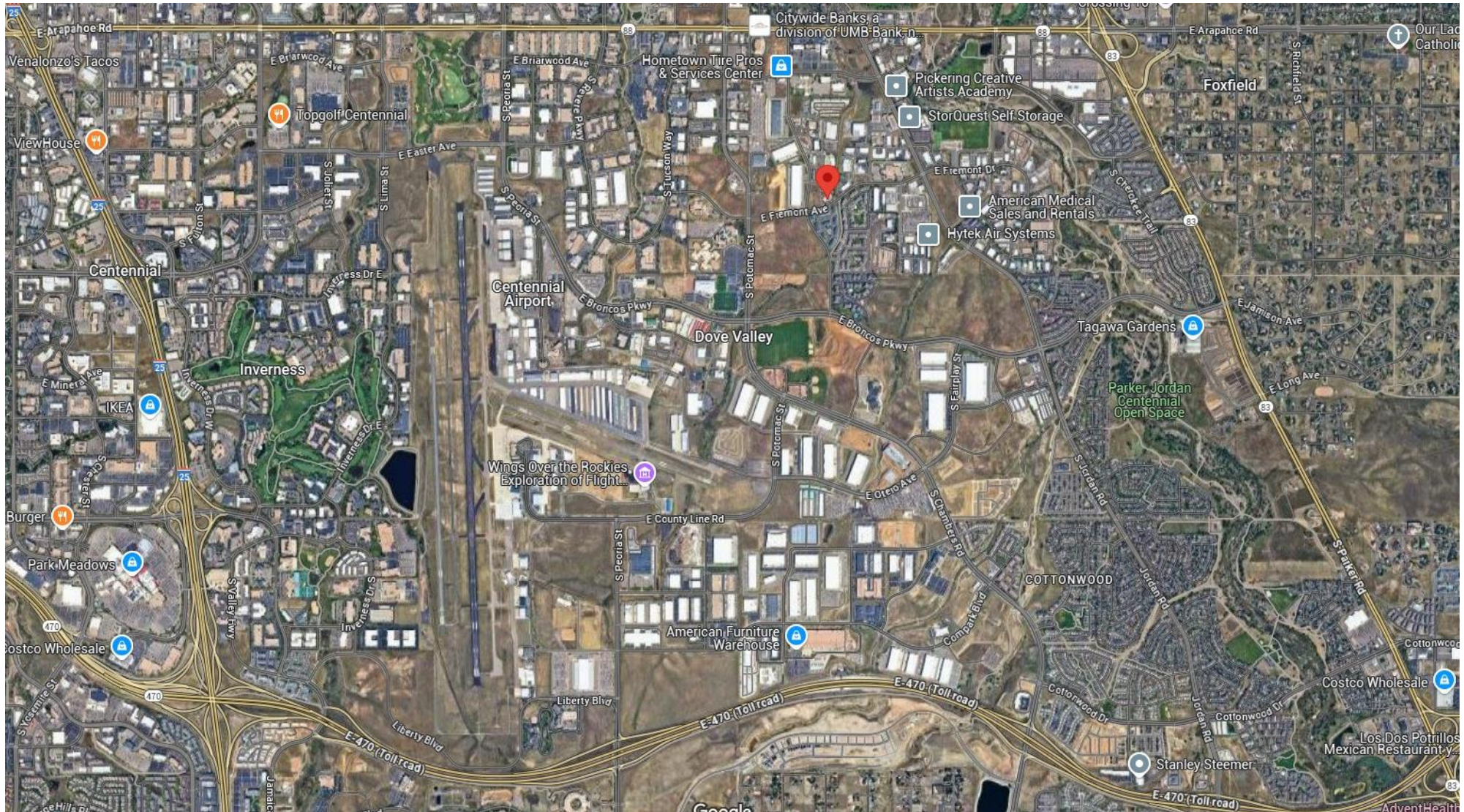
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## LOCATION AERIAL



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