

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

REDUCED SUBLEASE RATE	\$12.75/SF NNN \$9.75/SF NNN
SUBLEASE AVAILABILITY	Immediately
SUBLEASE EXPIRATION	9/30/28
SUBLEASE SPACE	11,360 SF with roughly 10,000 SF Office
OPERATING EXPENSES	\$7.70/SF
LOADING	3 Drive-in doors
POWER	800a/120 – 208v, 3p, 4w Heavy (per Costar, to be verified)
CLEAR HEIGHT	17.6 Feet
PARKING	27 stalls (2.45:1000 RSF)
SPRINKLERED	Yes
ZONING	Industrial
YOC	2001

JUSTIN RAYBURN

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303.249.3730

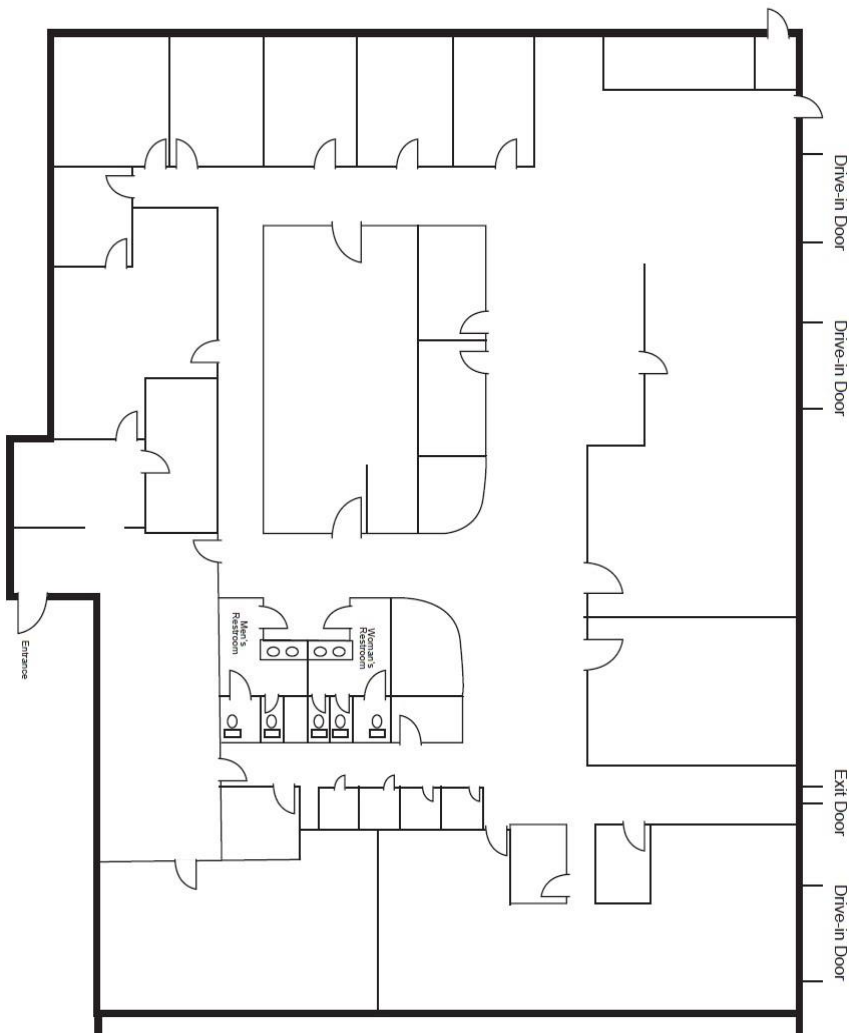


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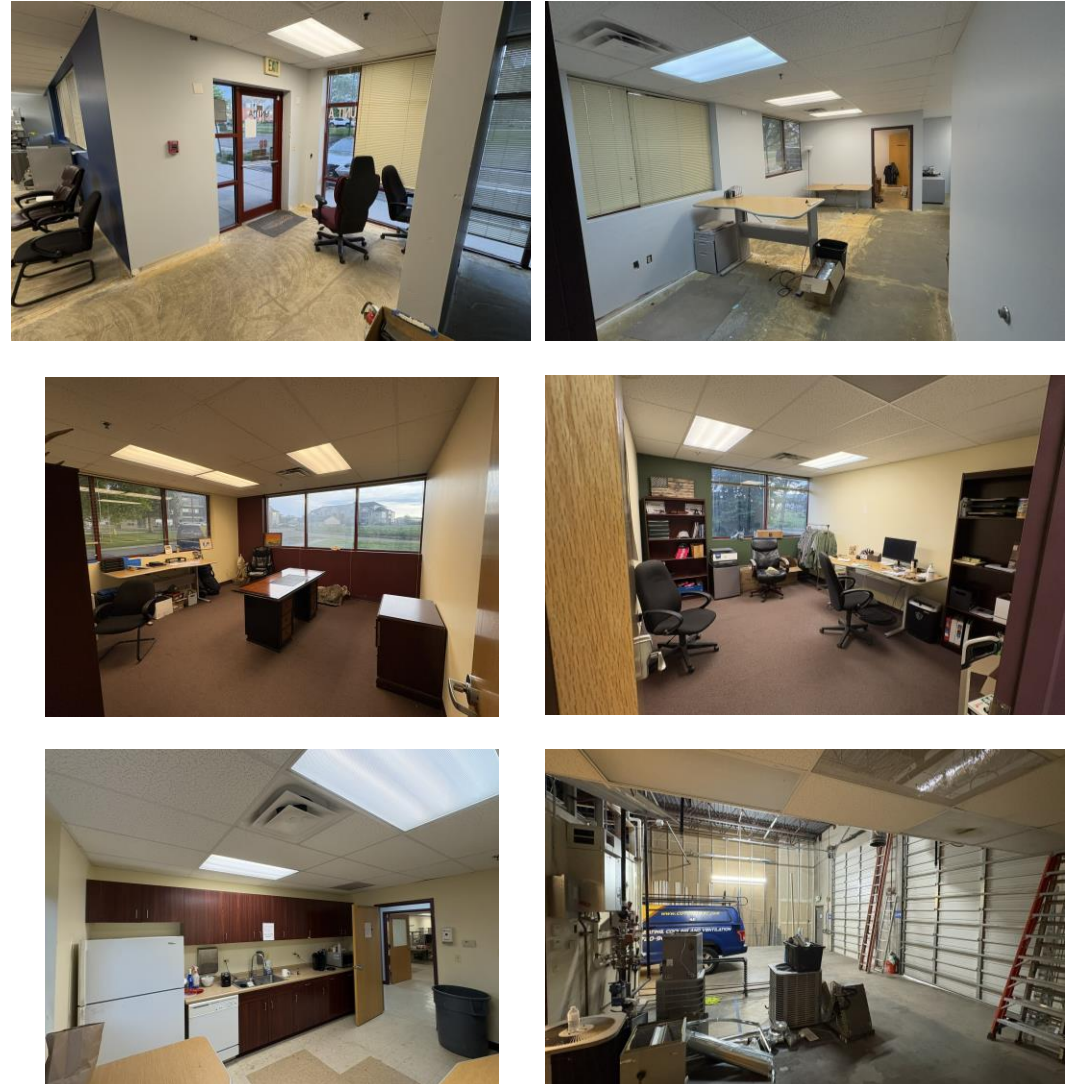
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FLOOR PLAN



PROPERTY PHOTOS



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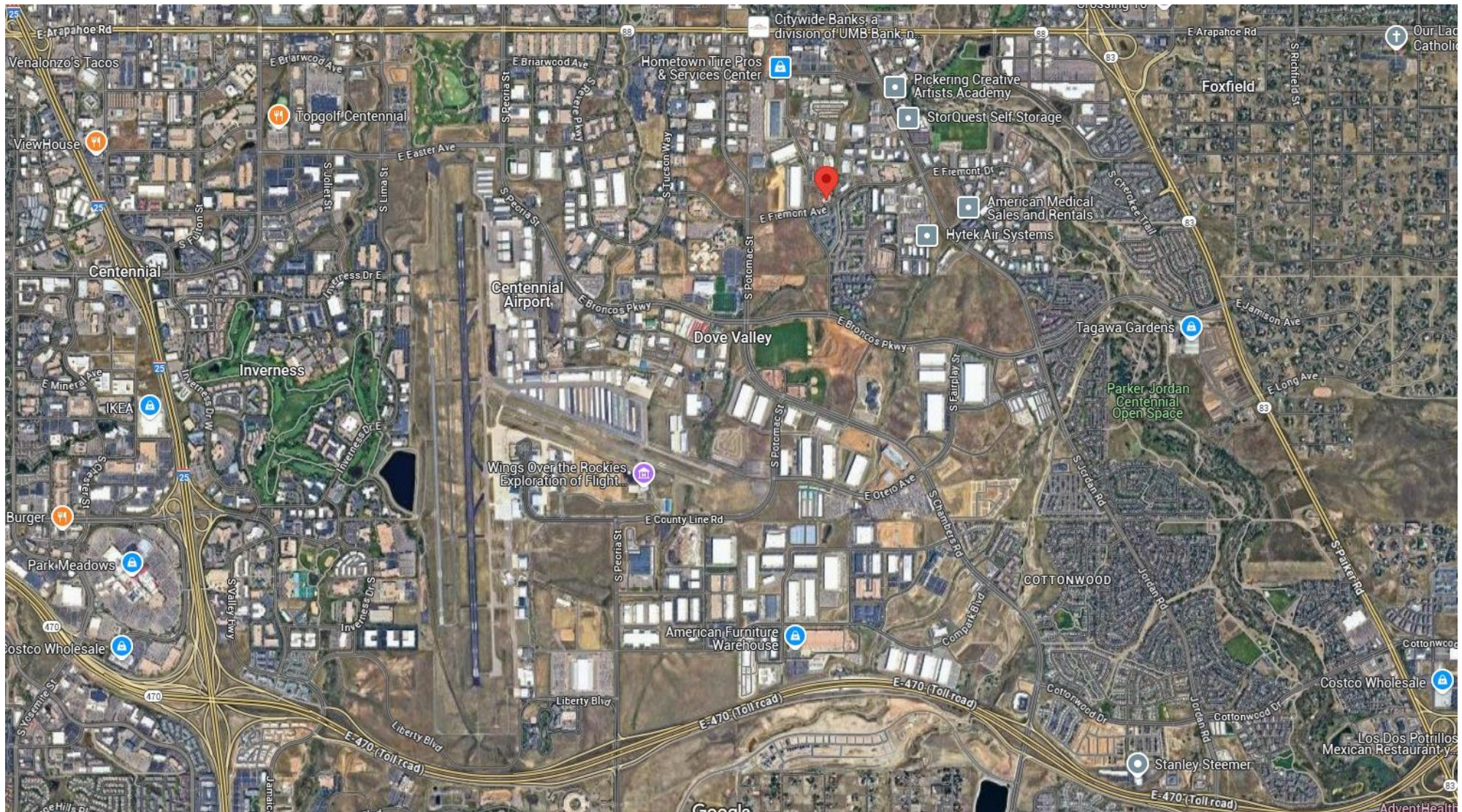


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LOCATION AERIAL



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