

# INDUSTRIAL PROPERTY FOR LEASE

7079 S Jordan Rd. | Centennial, CO 80112



**LEASE RATE**  
\$16/SF NNN



**EST NNN**  
\$7.00/SF



**SPACE AVAIL.**  
2,748 SF



**ZONING**  
I-1

## SUMMARY

7079 S Jordan is a 2,749 SF Flex Industrial unit with ~65% warehouse space and 35% office space. The property features easy access to E Arapahoe road and is a short 5 minute drive to I-25. The property consists of a conference/waiting room, a private office, two bathrooms, a break room, and an open warehouse section with 14 foot clears.

## HIGHLIGHTS

- Close proximity to I-25
- Great warehouse to office ratio
- Drive in door
- 14' Clear height
- I-1 zoning can accommodate auto uses

## NORTHPEAK TEAM

### DREW WILLIAMS

Advisor

(303) 917-5232

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### KEVIN CALAME

Principal

(303) 263-6260

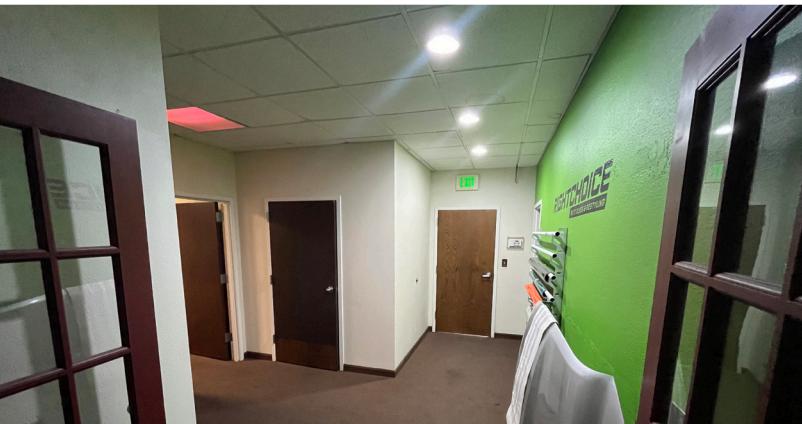
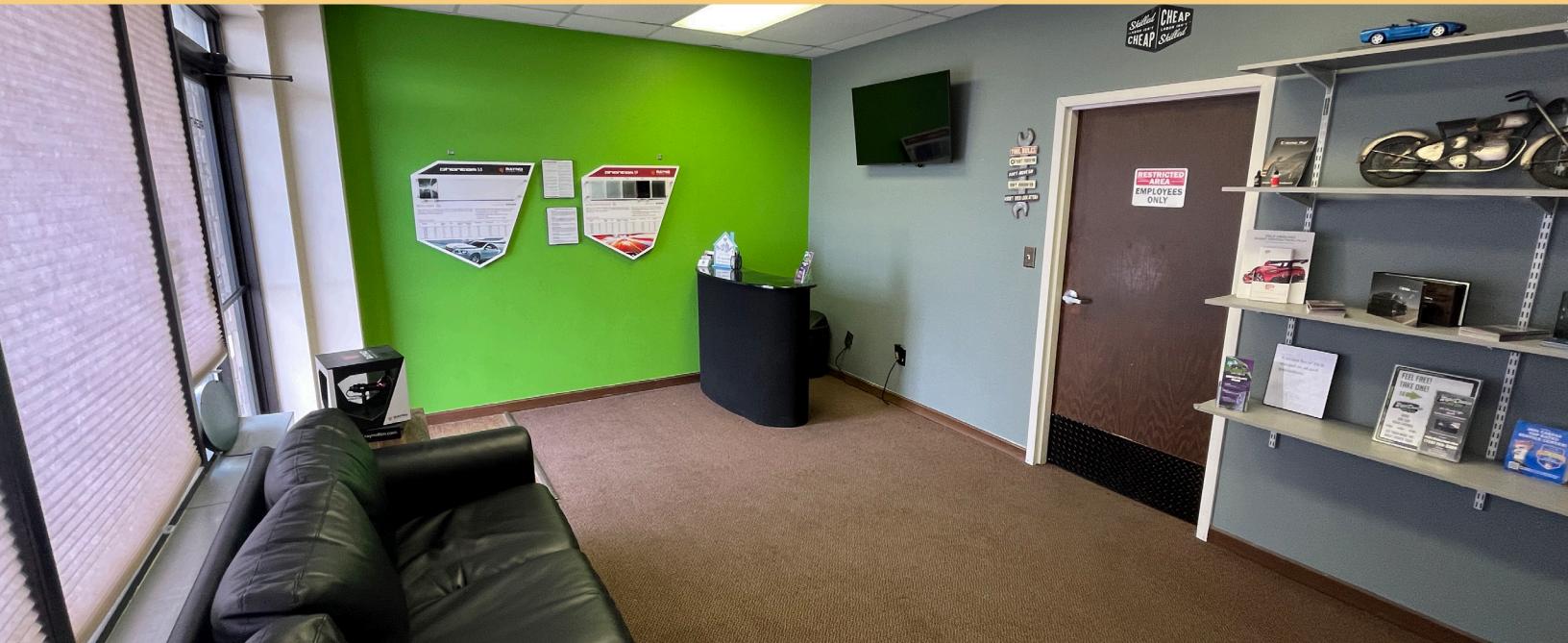
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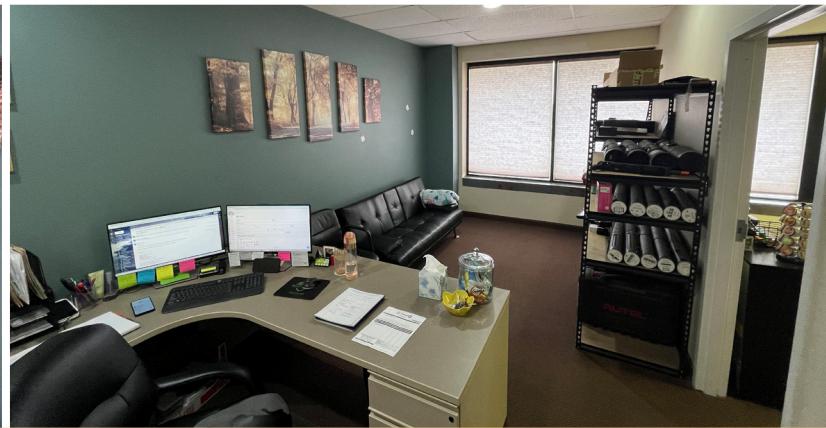
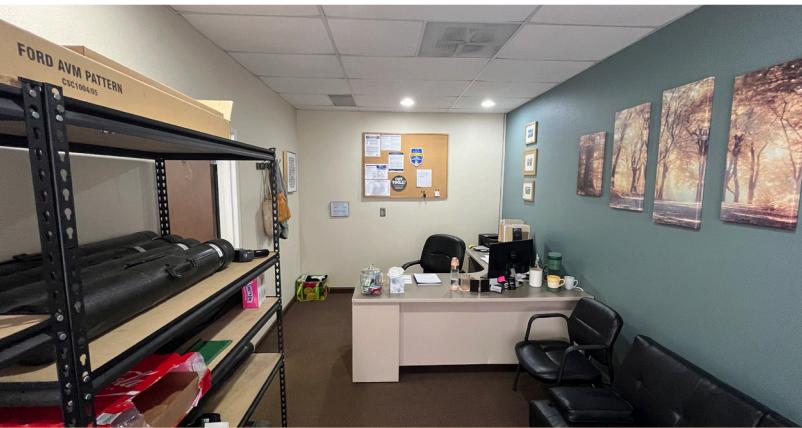
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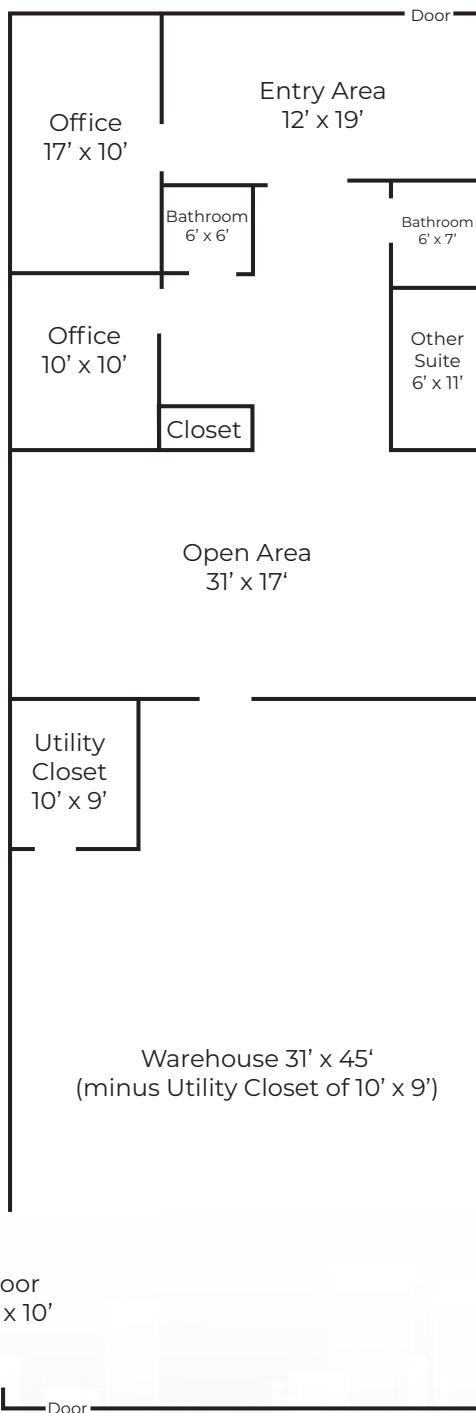
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ALL DIMENSIONS ARE APPROXIMATED

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POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	20,392	223,194	892,629
2024 Population	19,983	224,497	908,915
2029 Population Projection	20,221	233,161	943,669
Annual Growth 2020-2024	-0.5%	0.1%	0.5%
Annual Growth 2024-2029	0.2%	0.8%	0.8%

INCOME	2 MILES	5 MILES	10 MILES
Avg. Household Income	\$125,022	\$132,085	\$122,013
Median Household Income	\$98,224	\$106,509	\$95,318
< \$25,000	737	5,987	35,263
\$25,000 - \$50,000	819	9,547	49,793
\$50,000 - \$75,000	1,282	12,864	56,036
\$75,000 - \$100,0000	1,049	11,825	44,951
\$100,000 - \$125,000	991	10,786	38,481
\$125,000 - \$150,000	452	7,757	29,706

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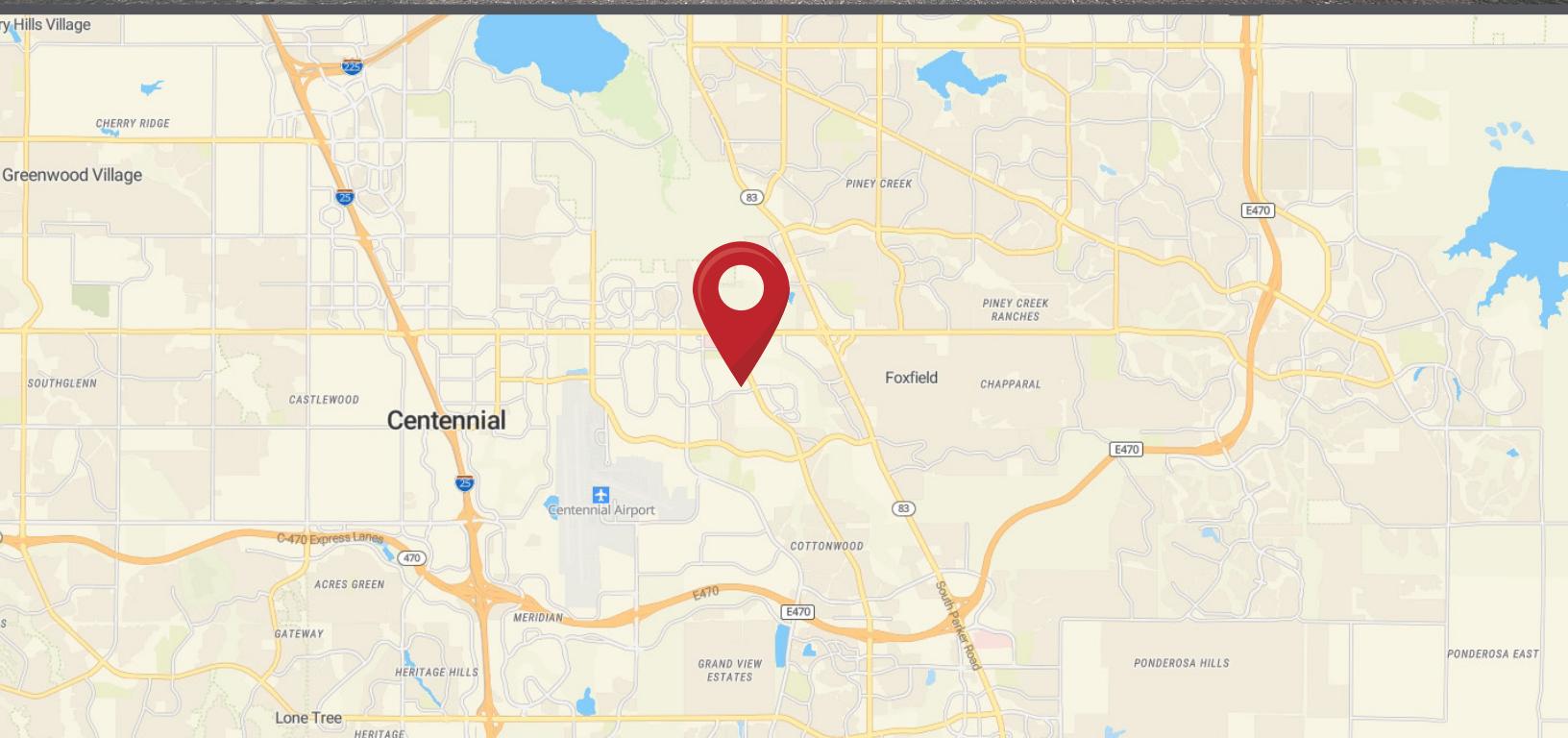
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