

# Warehouse Units for Sale

7542 S POTOMAC STREET, CENTENNIAL, CO 80112



## Overview

Hoff & Leigh is excited to present the brand new Garage Den units in Dove Valley! Whether you're looking for more storage or a custom man cave, Garage Den has you covered. The units range from 1,600 SF to 2,060 SF and are fully customizable. Each unit has a large mezzanine, fire sprinklers, large overhead door, 3 phase power, LED lighting, 220v, multiple outlets, shop heater and 1/2 bath rough in plumbing.

The property is secured with full fencing and 24 hour electronic gate access with more property amenities coming very soon. Inquire about all the customizable options to make your unit one of a kind!

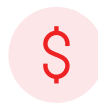



Unit:	Size:	Price
A05	1,600 SF (1,200 SF + 400 SF Mezzanine)	\$449,000
B01	1,600 SF (1,200 SF + 400 SF Mezzanine)	\$449,000
E08	2,060 SF (1,660 SF + 400 SF Mezzanine)	\$599,000

*These units are lease-hold interests, the property is on a long term ground lease.*

## Highlights

- Newly Built Garage Units
- Large Overhead Door (14' x 14')
- Upgrade Options (Half Bath Build-Out, Epoxy Flooring, Industrial Fan, and More)
- Extra Wide (60') Drive Aisles
- Full Fencing & Electronic Gate Entry
- Large Mezzanine
- 3 Phase Power

## Property Details

	<b>Sales Price</b> \$449,000 - \$599,000		<b>Lot Size</b> 7.40 Acres
	<b>Space Available</b> 1,600 - 2,060 SF		<b>Zoning</b> AC

Rev: May 13, 2024



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### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Brandon Langiewicz, SIOR

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### Chris Camozzi

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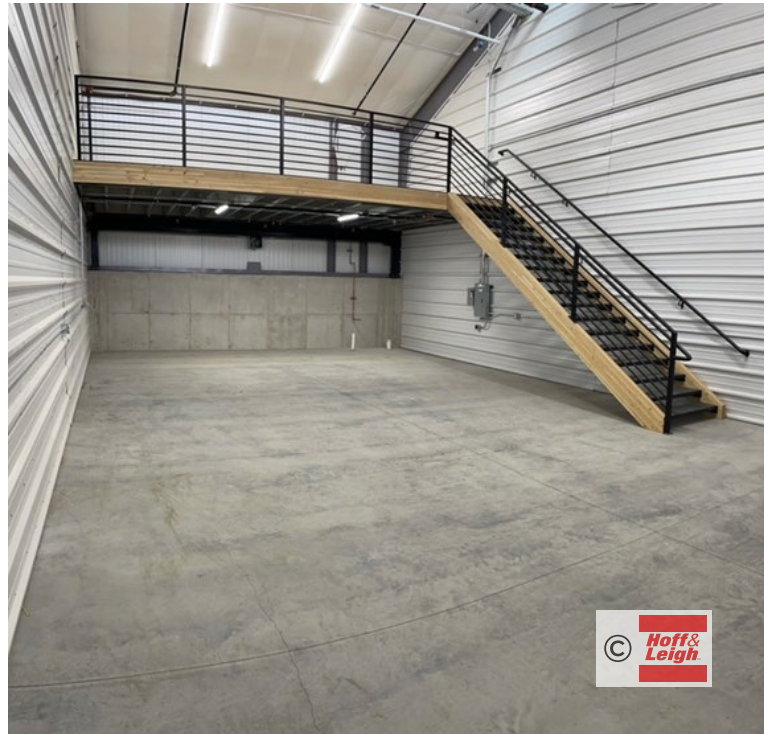
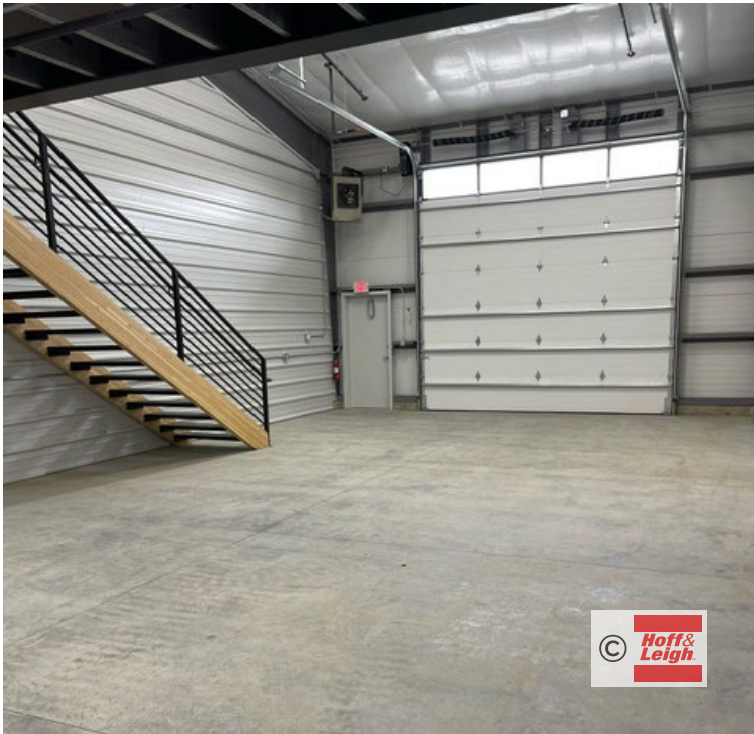
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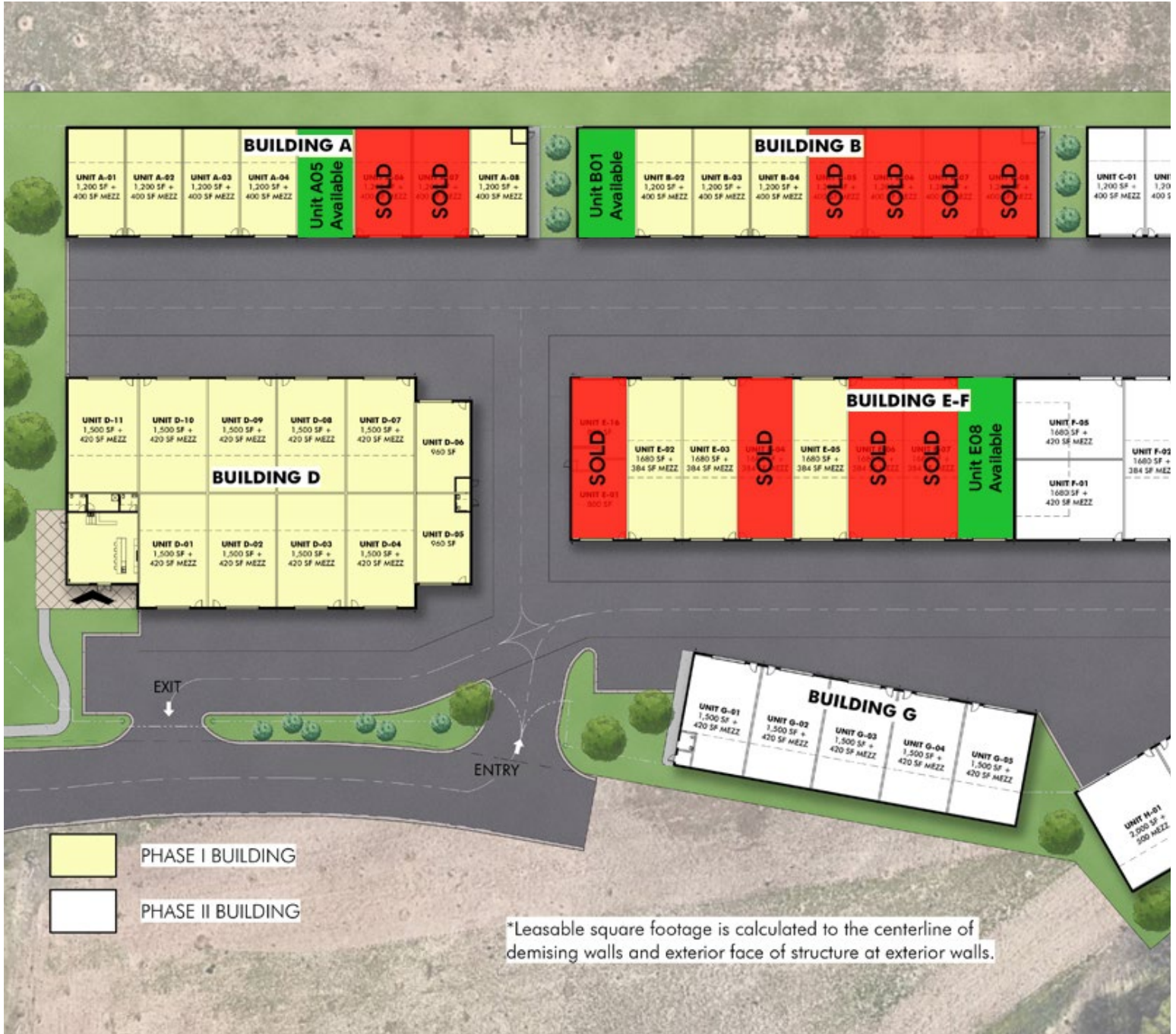
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7542 S Potomac St, Englewood, Colorado, 80112

## DEMOGRAPHICS



52,336  
Population



35.0  
Median Age



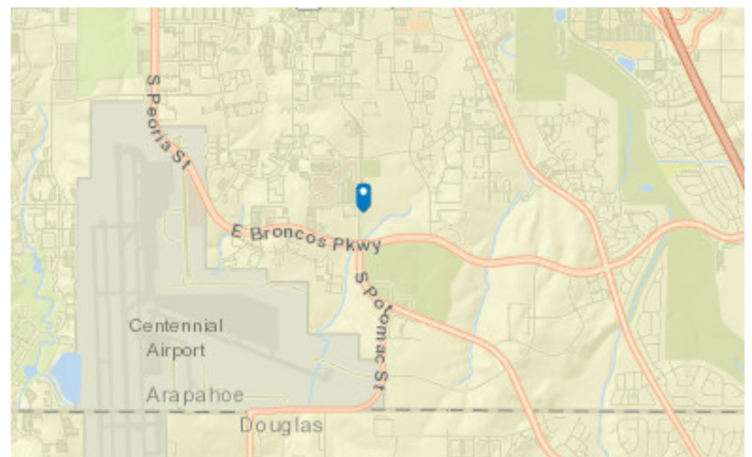
2.4  
Average  
Household Size



\$106,223  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Broncos Pkwy	12,000	0.1
E Fremont Ave	11,996	0.1
S Potomac St	20,775	0.2
S Potomac St	10,740	0.2
E Adam Aircraft Cir	10,035	0.2



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