

Industrial/Flex Space For Lease

13320 E BRIARWOOD AVENUE, CENTENNIAL, COLORADO 80112



This newly constructed 8,000 SF CMU block building combines modern functionality with a clean, professional exterior presence. The property can be configured as a single 8,000 SF facility or demised into a 3,000 SF and 5,000 SF unit, providing flexibility for users and growing businesses seeking scalable space.

Built with long-term performance in mind, the structure features durable concrete masonry unit (CMU) construction, 3 phase power and (3) 14 ft overhead doors to support efficient loading, storage, and operational flow. The flexible layout allows for a variety of industrial, warehouse, light manufacturing, showroom, and office/warehouse uses.

Located within BP-50 zoning, the property supports a broad range of business applications, making it ideal for contractors, service companies, distribution users, and light industrial operations. Its strategic Centennial location provides convenient access to major thoroughfares and surrounding population centers throughout the Southeast Denver metro area.

Opportunities to secure new-build flex/industrial product in Centennial are limited. 13320 E. Briarwood Avenue delivers modern construction, flexible configuration, and a premier business location in one clean, efficient package.

Highlights

- 8,000 SF total building size
- Demisable to 3,000SF or 5,000SF
- New construction
- CMU block construction
- (3) – 14' overhead doors
- 3 phase power
- Flexible BP-50 zoning

Property Details

Space Available

- 3,000 SF, 5,000 SF, or 8,000 SF

Lot Size

- 2.21 Acres (Shared)

Lease Rate

- \$19.00 SF/YR (NNN)

Zoning

- BP-50

Rev: September 17, 2026

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.



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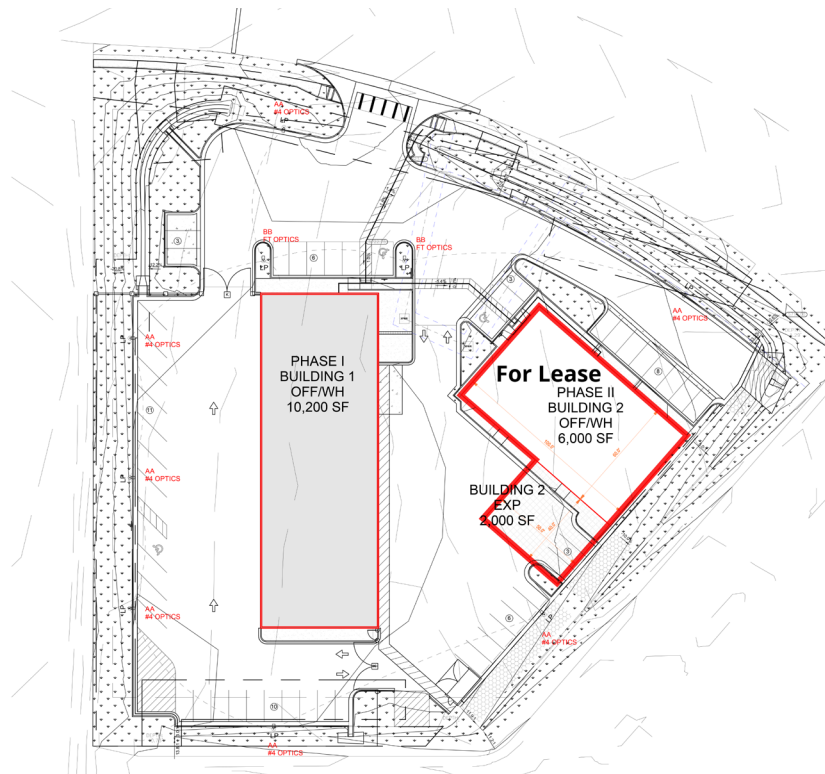
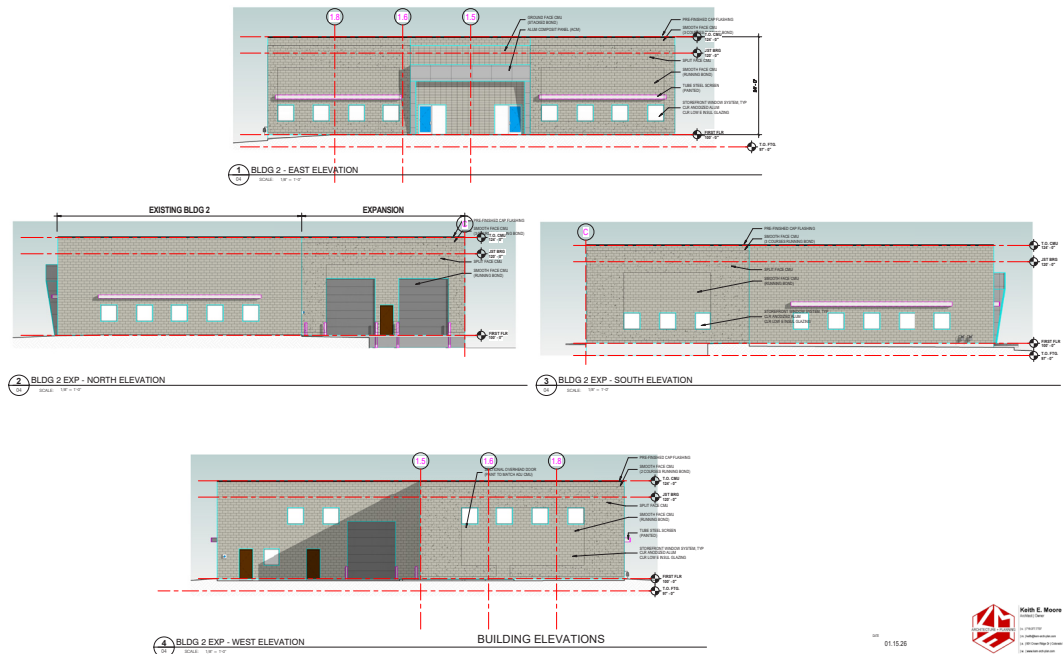
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Site Plan



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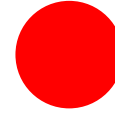
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13354 E Briarwood Ave, Centennial, Colorado, 80112

DEMOGRAPHICS



63,916
Population



37.8
Median Age



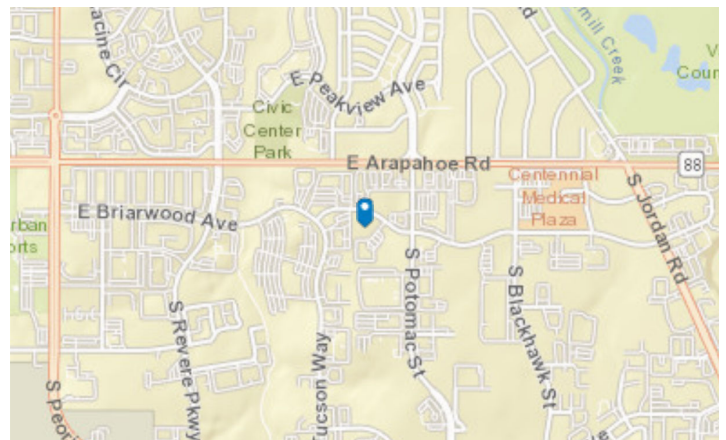
2.5
Average
Household Size



\$119,750
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Briarwood Ave	15,253	0.1
E Briarwood Ave	13,036	0.1
S Vaughn St	52,000	0.2
E Briarwood Ave	10,809	0.2
S Potomac St	64,000	0.2



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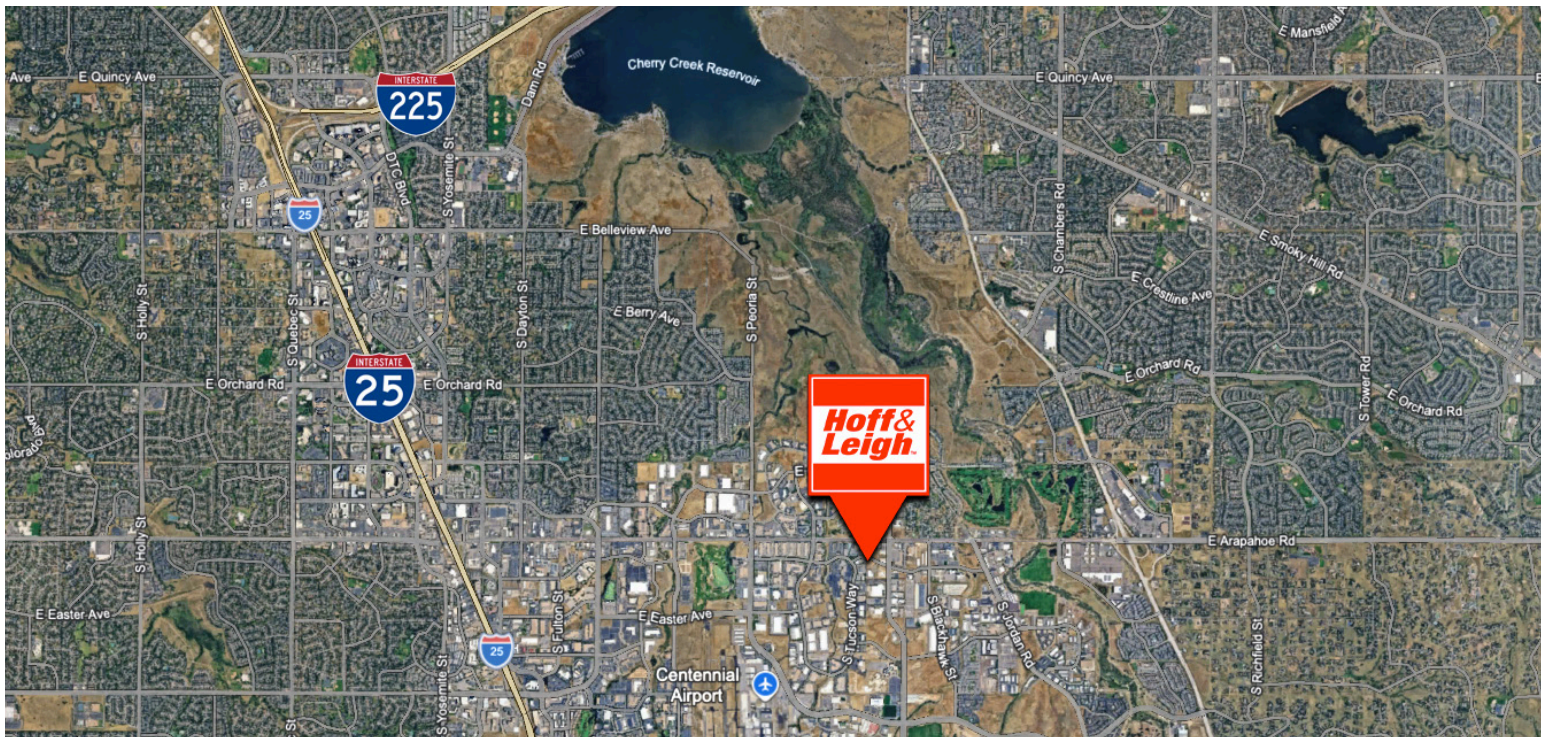
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