

# 6849

S. DAWSON

10,080 SF on 1.74 Acres (Fenced Yard)

6849 South Dawson Circle | Centennial, CO 80112

FOR LEASE



CONTACT:  
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# Specifications



TRUCK COURT



BACK OF BUILDING



BUILDING ENTRANCE



BUILDING AND YARD



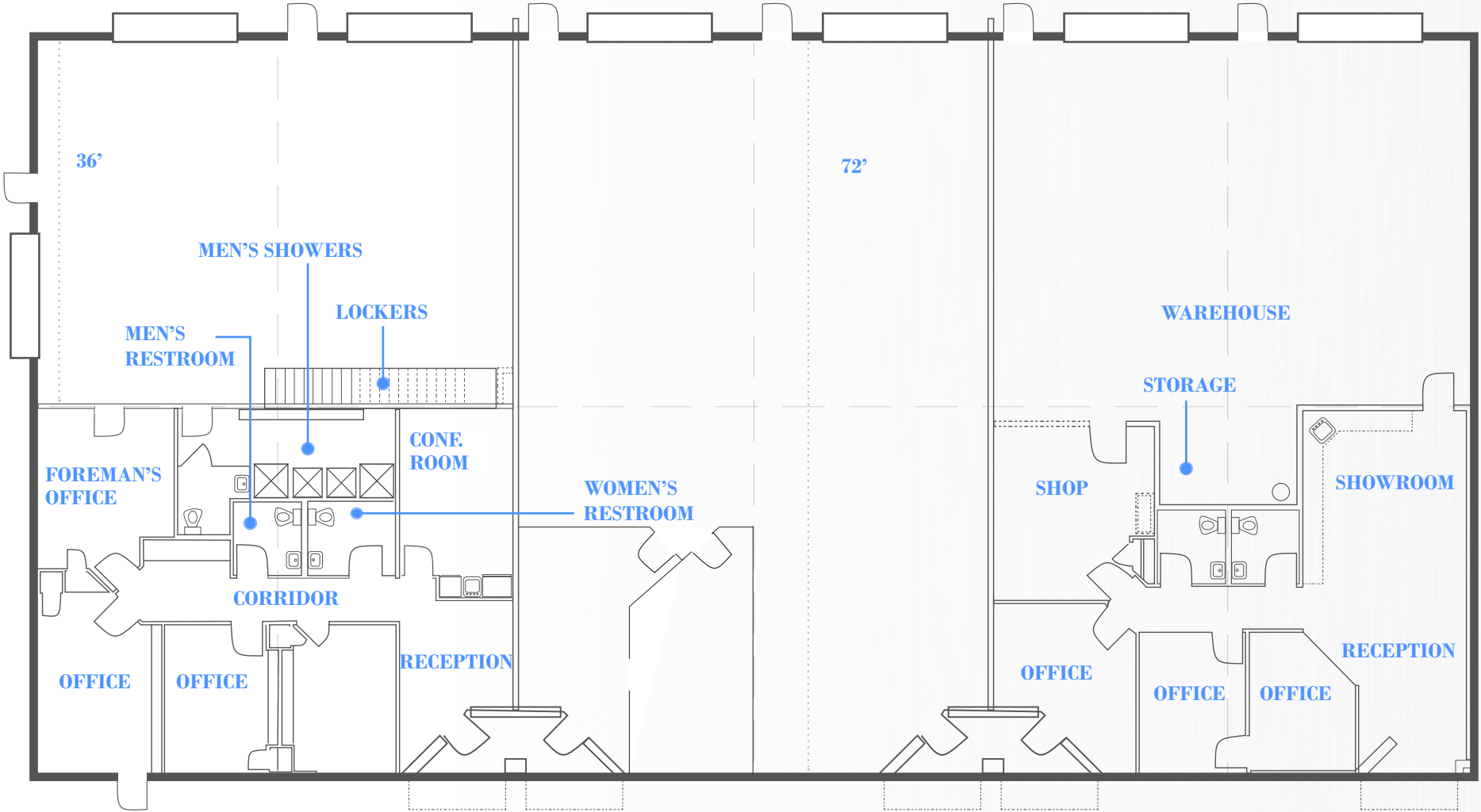
CONFERENCE AREA



RECEPTION AREA

<b>BUILDING</b>	10,080 SF
<b>LEASE RATE</b>	\$19.95/SF NNN
<b>TAXES</b>	\$4.45/SF (2026)
<b>YEAR BUILT</b>	1999
<b>LOT</b>	1.74 Acres
<b>OFFICE</b>	~3,000 SF
<b>WAREHOUSE MEZZANINE</b>	1,692 SF
<b>DRIVE-IN DOORS</b>	Seven (7) Drive In Doors, 12' x 12' (14' tall doors possible)
<b>CLEAR HEIGHT</b>	19'
<b>POWER</b>	600 AMPS/240 V/3-Phase (to be verified)
<b>PARKING AVAILABLE</b>	16 Striped Spots & yard parking
<b>COUNTY</b>	Arapahoe County
<b>ZONING</b>	I Industrial (City of Centennial)
<b>ADDITIONAL FEATURES</b>	<ul style="list-style-type: none"><li>• Free-standing building with a 1.74 acre fenced lot</li><li>• Floor Drains</li><li>• Adjacent 2.88 AC lot &amp; 18,000 SF building for sale with potential for building expansion, additional parking or possible storage.</li><li>• Security Lighting</li><li>• Parking in front with concrete truck court</li></ul>

# Floor Plan



# Highly Accessible Location

6849 South Dawson Circle offers convenient access to major transportation routes, ideally situated near the intersection of East Arapahoe Road and South Parker Road. The property is surrounded by a strong mix of industrial service providers, storage operators, and prominent regional destinations, including Centennial Airport, Cornerstar Shopping Center, and numerous national retailers and businesses.



Property Access Routes

**6849**  
S. DAWSON

CENTENNIAL



CENTENNIAL AIRPORT



S Peoria St

E Arapahoe Rd

S Parker Rd

S Jordan Rd



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