

FOR LEASE Q4 2020

136,915 SF Industrial Space

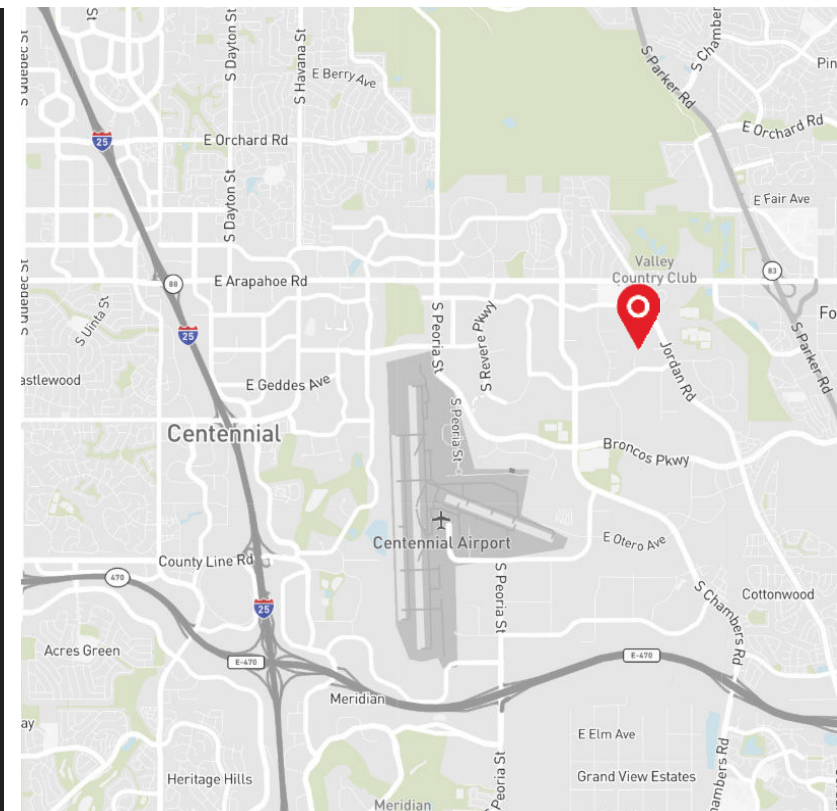


14353 E. Otero Ave, Englewood, Colorado 80112

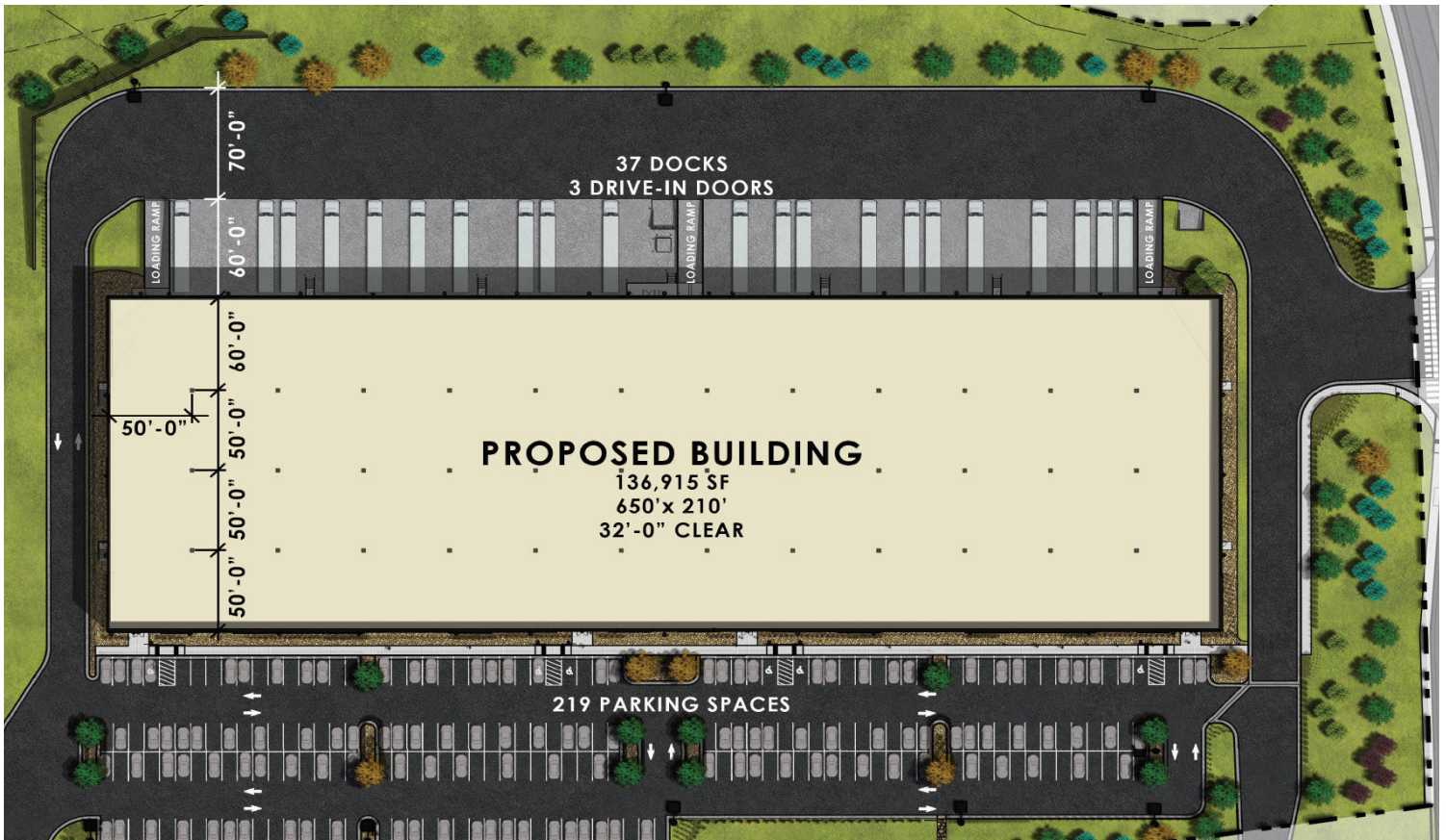


Property Highlights

Building:	136,915 SF
Site:	± 12 AC
Truck Postions:	37 positions
Parking:	219 spaces 1.6/1,000
Lease Rate:	\$9.75/SF NNN
Opex:	\$4.50/SF
Features:	60 mil TPO roof 12 dock levelers, seals and bumpers packages Clerestory windows LED Lighting MDP Zoning



136,915 SF AVAILABLE



Property Features



LOADING

37 dock high doors/
3 drive-in doors



CEILING HEIGHT

32' clear height



PARKING

219 spaces



OFFICE

To-suit



TRUCK COURT DEPTH

130 feet



SPRINKLER

ESFR sprinkler system



POWER

2,000a 480/277v, 3p



COLUMN SPACING

50'x50'spacing with
60' depth speed bay

FOR FURTHER LEASING INFORMATION PLEASE CONTACT:



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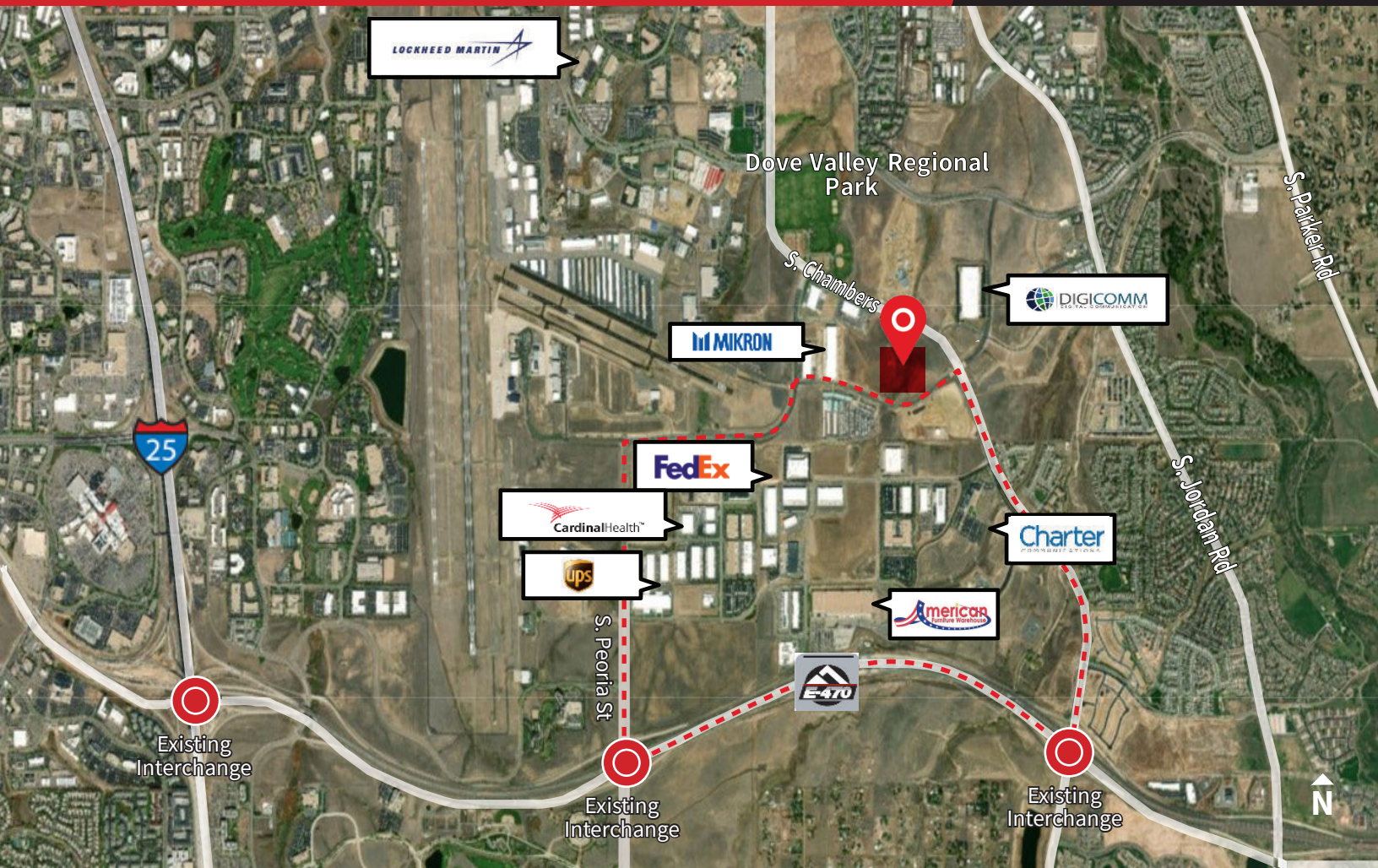
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Legend

Existing Interchange Ingress / Egress

Demographics (5 miles radius)

	Population	201,832
	Projected Population Growth (2019-2024)	7.95%
	Households	78,069
	Average Household Income	\$96,917

Drive Times

Destination	Drive time
Denver Tech Center	10 minutes
Downtown Denver	30 minutes
Denver International Airport (DEN)	30 minutes
Boulder	60 minutes
Fort Collins	85 minutes

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