

FOR LEASE

**±21,494 - 54,050 SF**

±20 TRAILER SPACES AVAILABLE

4 BLADES  
DIGITAL



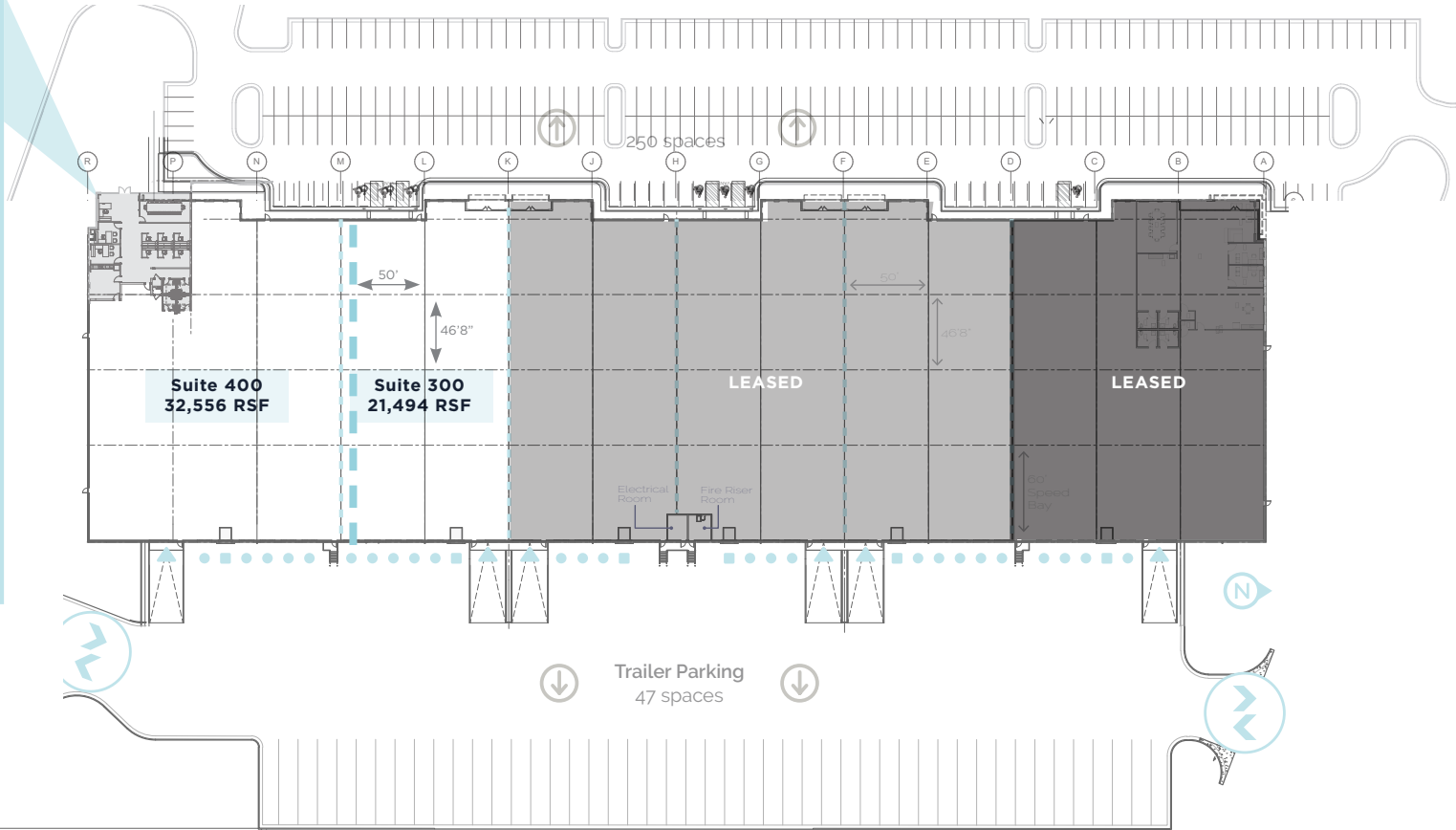
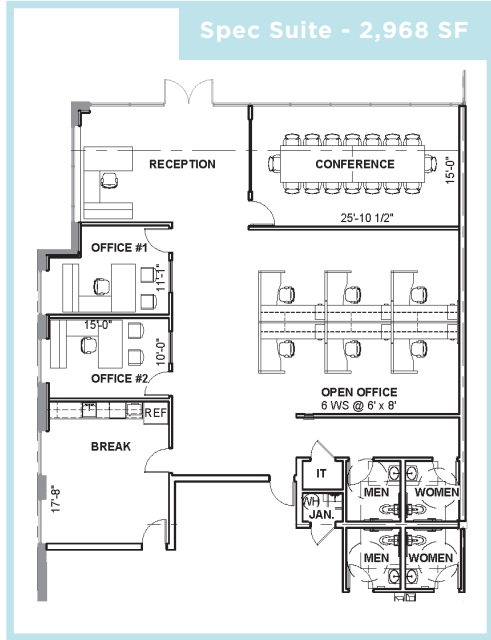
DOVE VALLEY II BUSINESS CENTER  
14251 E. OTERO AVENUE, ENGLEWOOD, CO 80112





# PROPERTY HIGHLIGHTS

Building Size:	150,598 SF
Space Available:	±21,494 - 54,050 SF
Site Area:	12.18 Acres
Lease Rate	Negotiable
Estimated OPEX:	\$4.50 PSF
Truck Court:	185' (Oversized for approved outside storage or trailer parking)
Zoning:	PUD-MU
Clear Height:	±28'
Sprinkler:	ESFR (K-17 heads)
Total Building Power:	3-Phase, 480/277 volts, 1,500 amps
Parking:	Auto Parking Ratio: 1.6:1,000
	Trailer Spaces: ±20 Spaces

Water/Sanitary:	2" Water tap & 6" sanitary waste line
Loading:	13 Dock-high doors (2 with dock levelers and seals) 2 Drive-in doors with ramps
Column Spacing:	52' x 46'8" with 60' Speed bay
Highlights:	<ul style="list-style-type: none"><li>• New ownership</li><li>• Spec suite under construction</li><li>• ±Trailer spaces</li><li>• Brand new construction</li><li>• Existing dock levelers</li><li>• Clerestory windows in warehouse</li></ul>



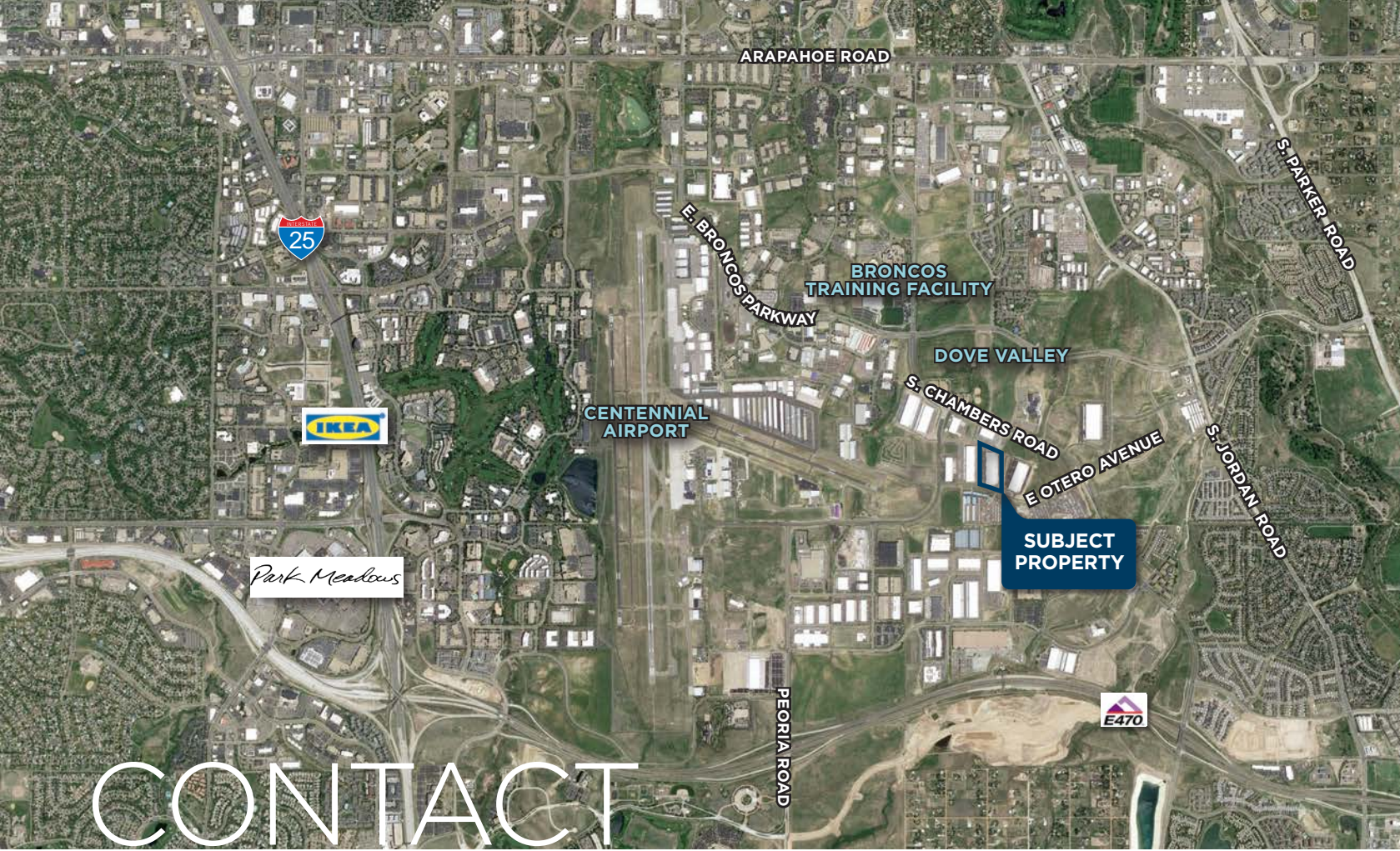


-  Demising option
-  Drive-In Doors
-  Dock-High Doors
-  Dock-High Loading with Levelers and Seals

# SITE PLAN

## ±21,494-54,050 SF





**11 MINUTES**  
TO I-25

**36 MINUTES**  
TO DOWNTOWN DENVER

**29 MINUTES**  
TO DENVER  
INTERNATIONAL AIRPORT  
(DEN)

**4 MINUTES**  
TO CENTENNIAL AIRPORT

# CONTACT INFORMATION

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