

FOR LEASE - Delivery in 2022

304,620 SF Crossdock Industrial Space

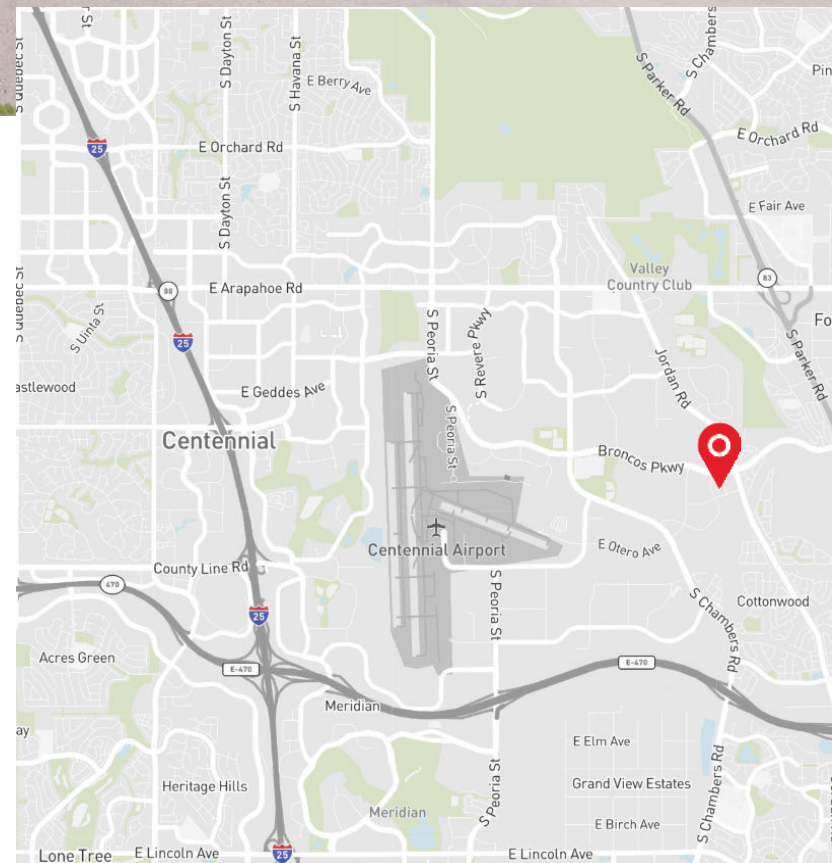


7858 & 7860 S. Fairplay, Englewood, CO 80112



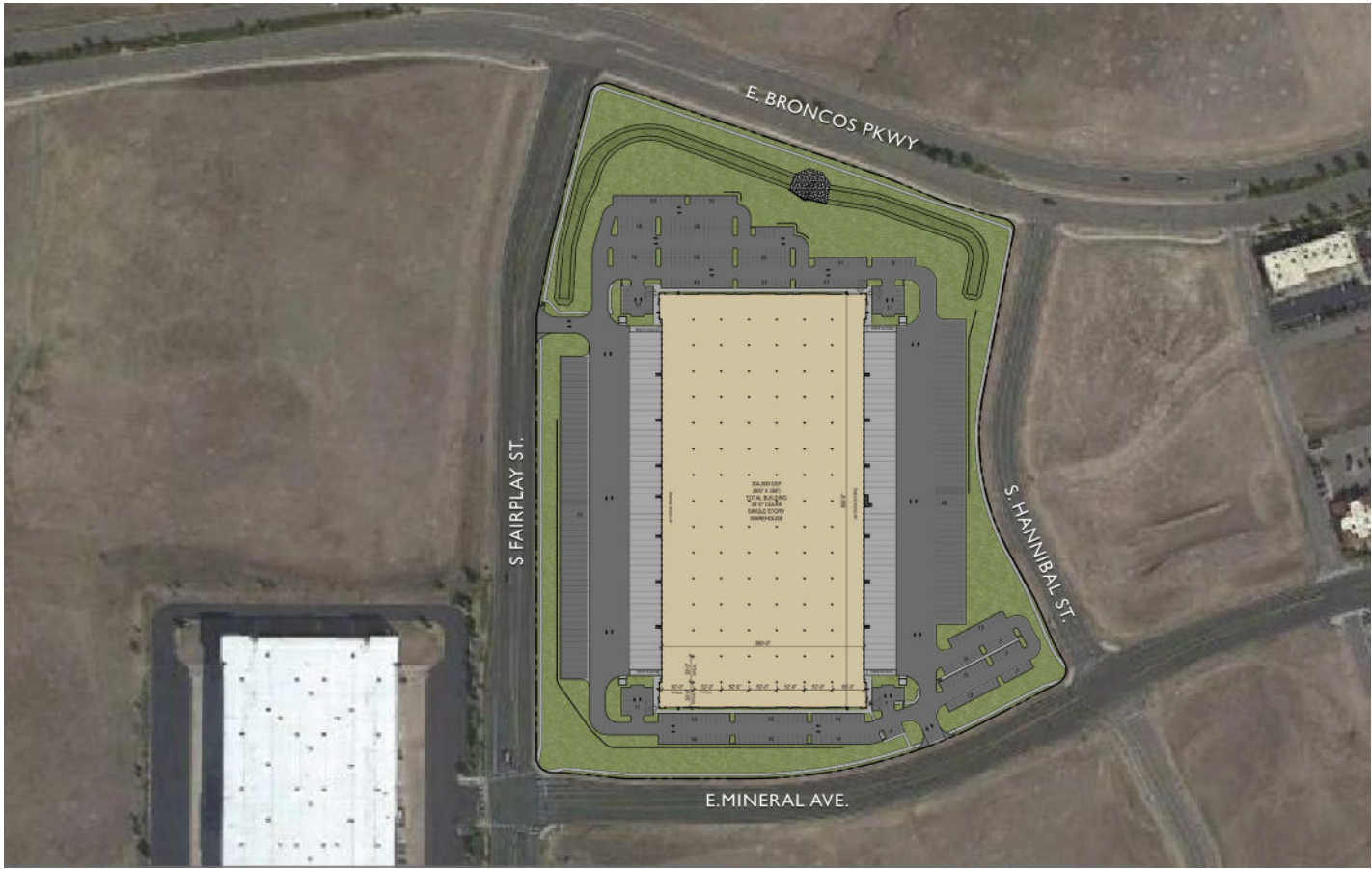
Property Highlights

Building Size:	304,620 SF - UNDER CONSTRUCTION
TOTAL Site Size:	± 23.948 AC (± 1,043,184 SF) Lot 1: ±13.129 AC; Lot 2: ±10.818 AC
Truck Postions:	47 positions (west side) 46 positions (east side)
Parking:	503 spaces (404 car and 99 trailer) 1.65/1,000
Lease Rate:	Contact Broker
Opex:	\$4.50/SF
Features:	60 mil TPO roof 32 dock levelers, seals and bumpers packages Clerestory windows LED Lighting & MDP Zoning



Dove Valley Logistics Center II

304,620 SF AVAILABLE



Property Features



LOADING

93 manual, dock-high overhead doors;
4 motorized, overhead drive-in doors;
32 dock levelers, seals & bumpers



CEILING HEIGHT

36' clear height



PARKING

503 spaces



OFFICE

To-suit



TRUCK COURT DEPTH

130 feet



SPRINKLER

ESFR sprinkler system



POWER

3,000a 480/277v, 3p



COLUMN SPACING

52'x50' spacing with 60' depth speed bay

FOR FURTHER LEASING INFORMATION PLEASE CONTACT:



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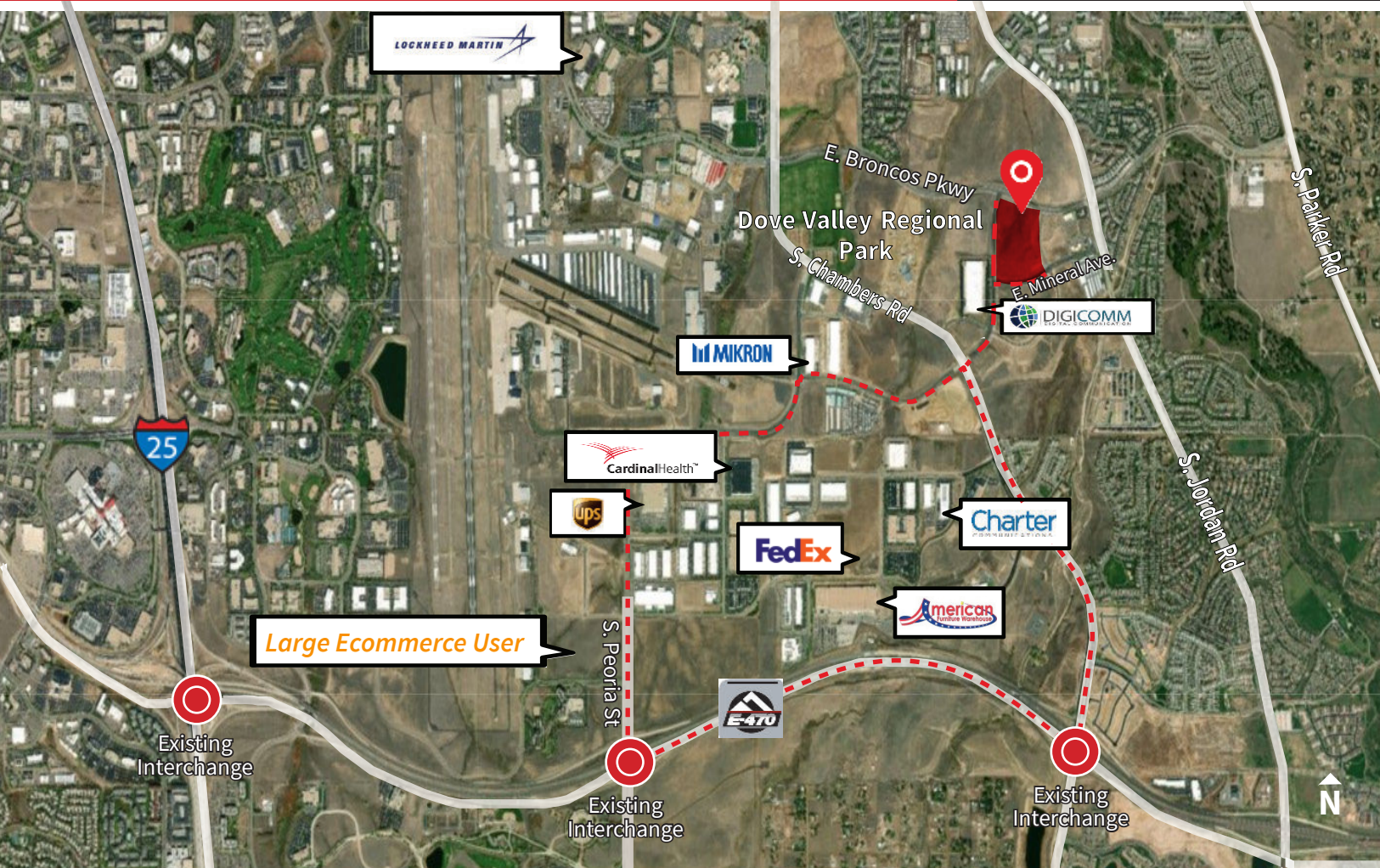
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Legend



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
Colorado Springs	60 minutes
Fort Collins	85 minutes

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