

# 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

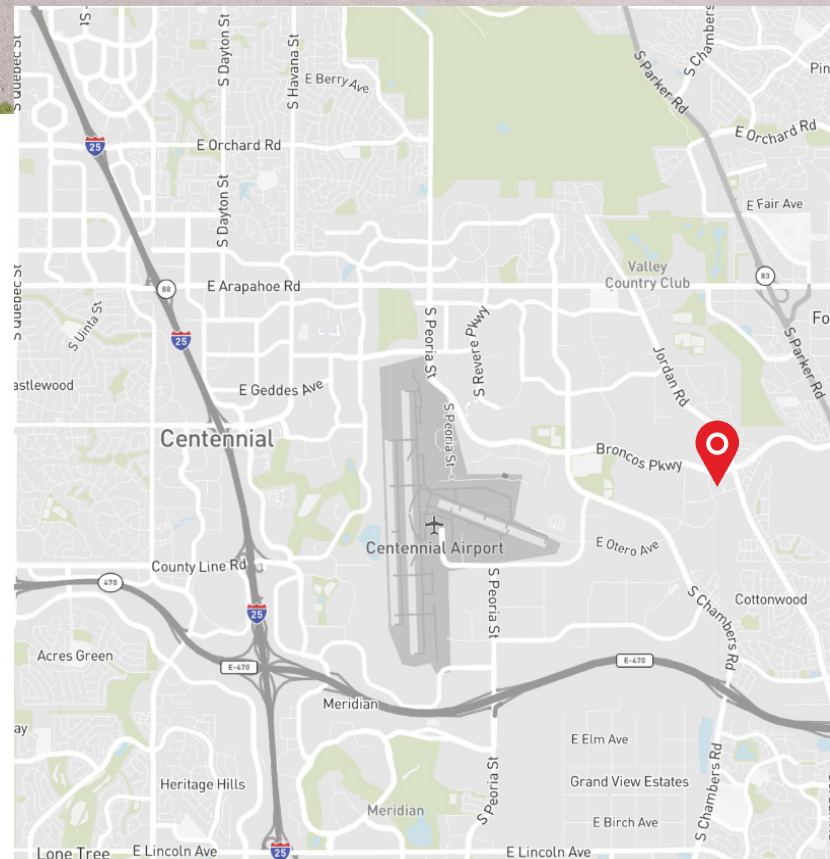
**Truck Postions:** 47 positions (west side)  
46 positions (east side)

**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:



### CHRIS SCHULTZ

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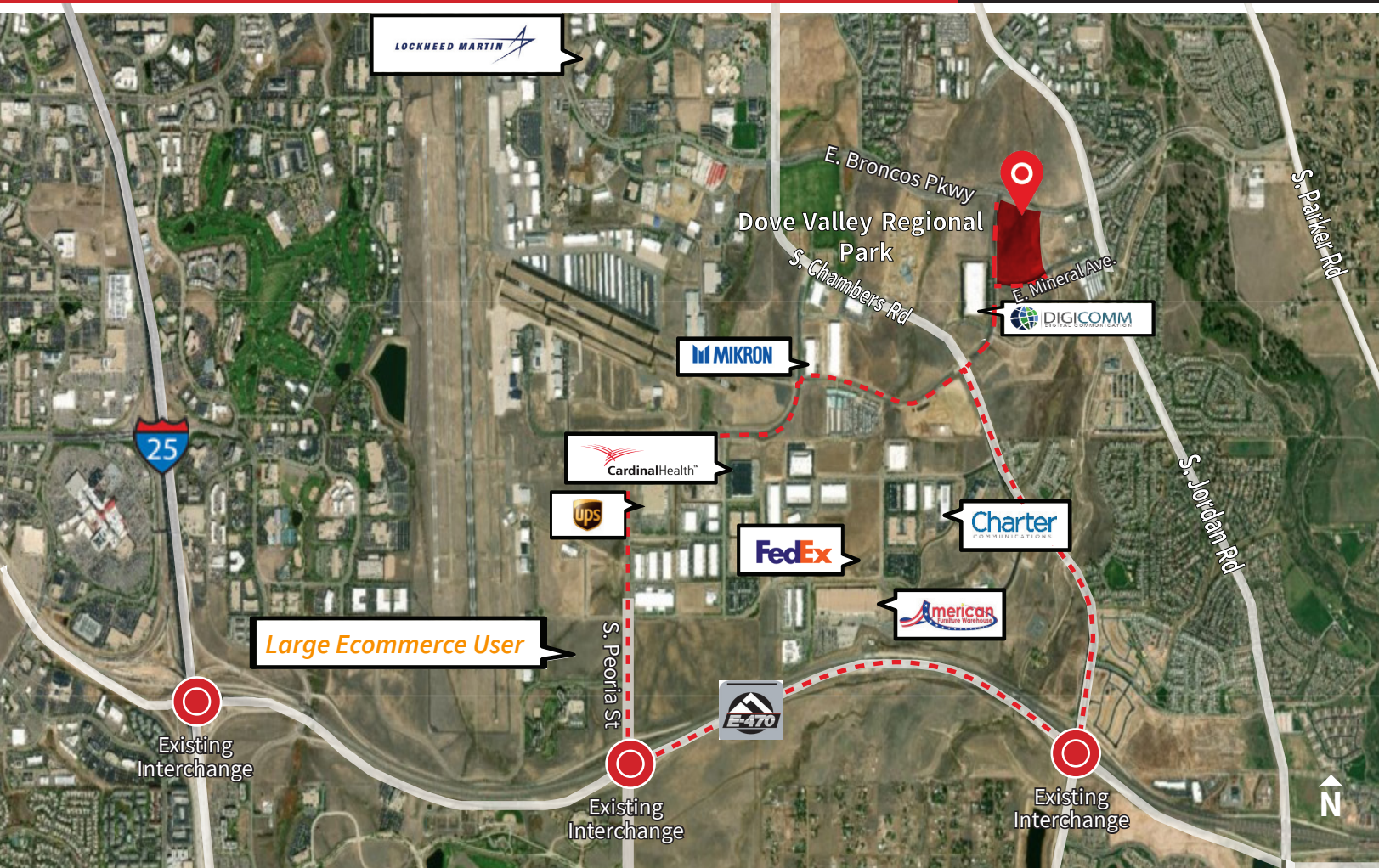
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## Legend



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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