



FOR SUBLEASE

8447 Highfield Parkway

Englewood, Colorado 80112

CLASS A MANUFACTURING AND
DISTRIBUTION SPACE

**BELOW MARKET
LEASE RATE!**

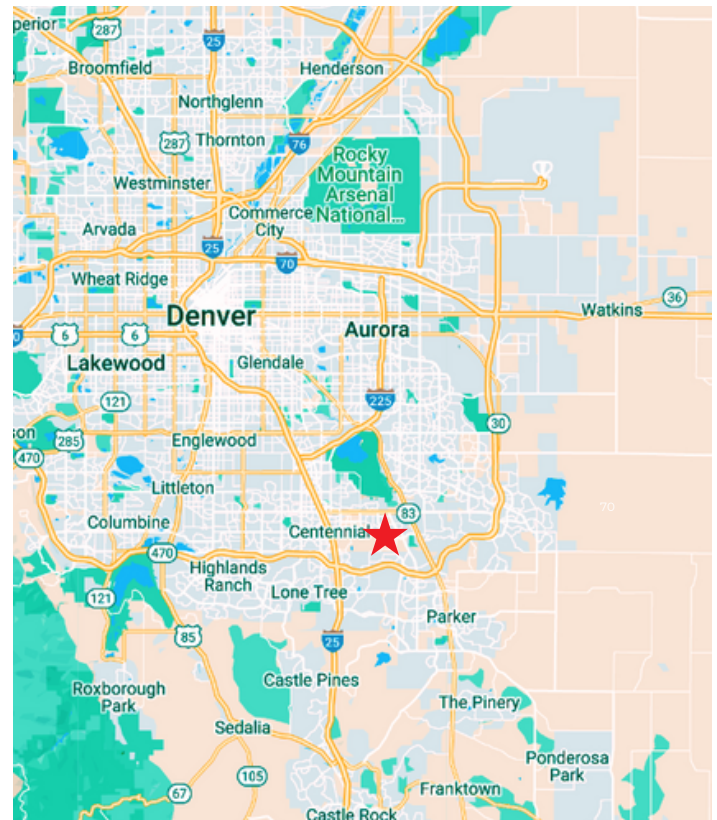


±51,000 SF Available For Sublease

Sublease Term Through 4/30/26 with Longer Term and Direct Lease Available

Property Features

Building Size	±92,000 SF
Available	±51,000 SF
Lease Rate	Contact Brokers
Operating Expenses	\$3.81/SF
Clear Height	24'
Loading	6 Dock doors, 3 with leveler 1 Drive-in Ramp
Power	600A/480V/3PH
Sprinklers	ESFR
Zoning	PD
Design	Front park/Rear load
Parking	1.8 : 1,000
Column Spacing	50' x 50'
YOC	2016

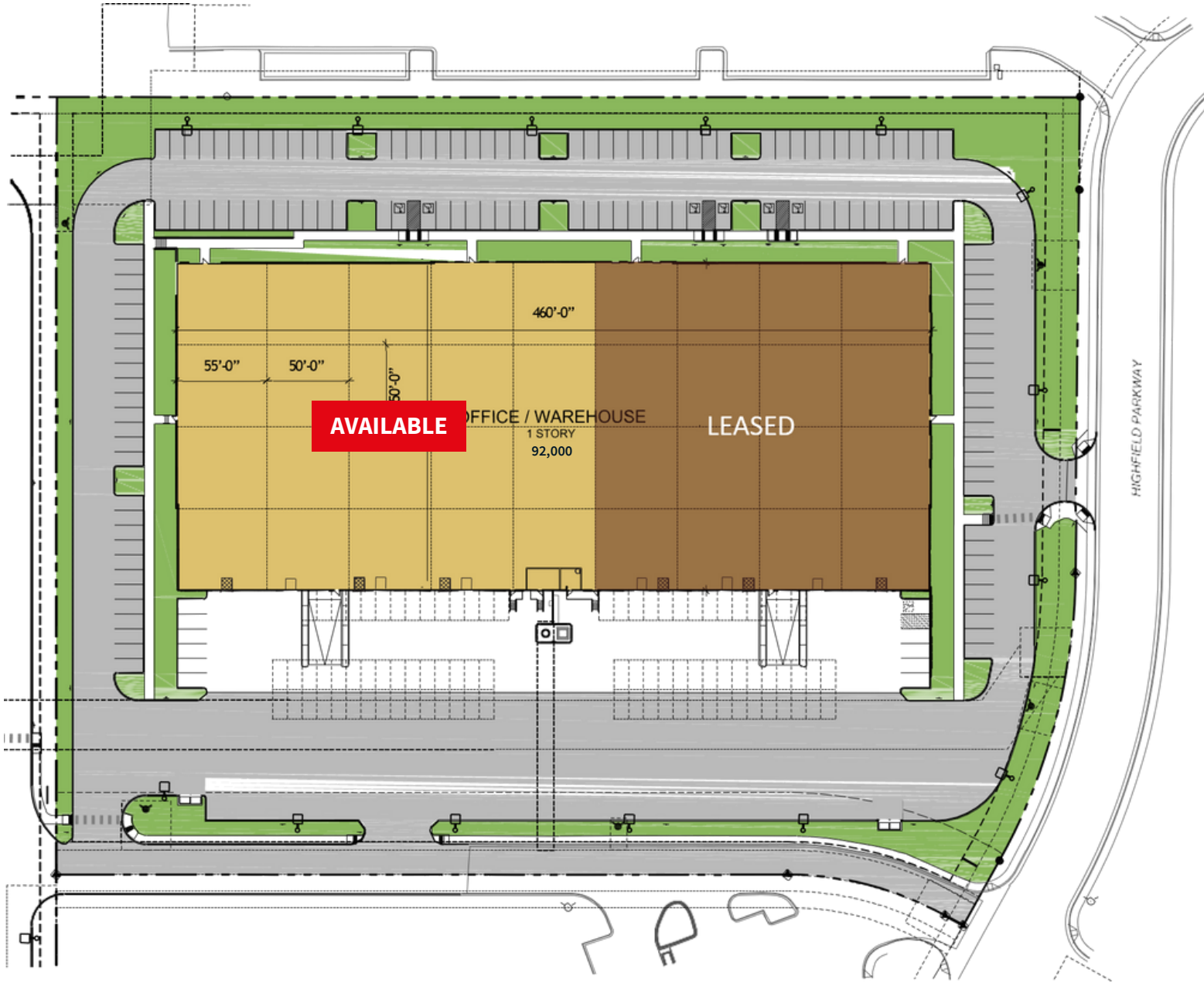


Property Highlights

- Warehouse LED Lighting
- Radiant Heat in Warehouse
- Air Compressor Lines in Warehouse



Siteplan



6 DOCK DOORS
3 WITH LEVELERS



1 RAMP DRIVE-IN



CLEAR HEIGHT
24'



PARKING RATIO
1.8 : 1,000



POWER
600A/480V/3PH



ASKING RATE
CONTACT BROKERS



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