



INNOVATE AT DOVE VALLEY

**FOR LEASE OR SALE:
103,552 SF INDUSTRIAL BUILDING**



PROPERTY HIGHLIGHTS

CONSTRUCTION VIDEO UPDATE

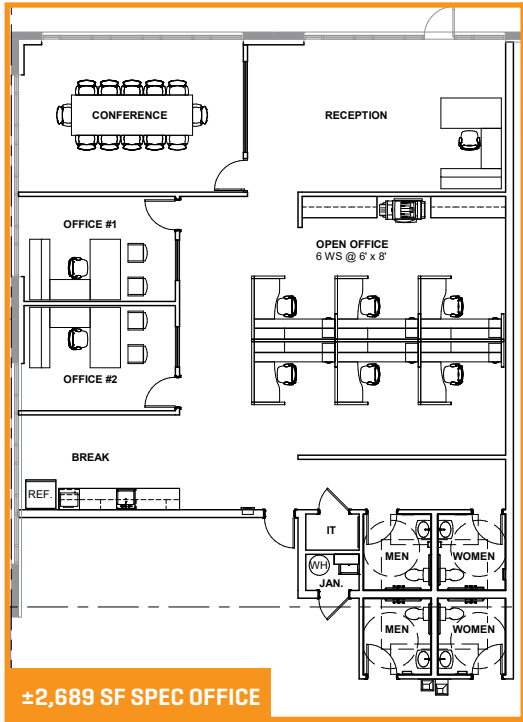
BUILDING DETAILS	
BUILDING SIZE	103,552 SF
DIVISIBILITY	±31,200 SF
SPEC OFFICE	2,689 SF
SITE SIZE	8.28 AC
PARKING	172 SPACES
LOADING	4 DRIVE-IN DOORS 10 DOCK-HIGH DOORS
CLEAR HEIGHT	28 FEET
POWER	2,000 AMPS, 480V, 3P
DELIVERY	MARCH 2024
OPERATING EXPENSE	\$5.50/SF

LOCATION HIGHLIGHTS	
	IN CLOSE PROXIMITY TO THE CENTENNIAL AIRPORT
	EXCELLENT ACCESS TO E-470 & I-25
	AMPLE PARKS AND GREEN SPACE IN THE SURROUNDING AREA
	HIGHLY EDUCATED LOCAL POPULATION
	LOCATED NEAR THE DENVER BRONCOS TRAINING CENTER



SITE PLAN

CONSTRUCTION VIDEO UPDATE



- ▲ DRIVE-IN DOORS
- DOCK-HIGH DOORS

