

FULLY DELIVERED AWAITING TENANTS!

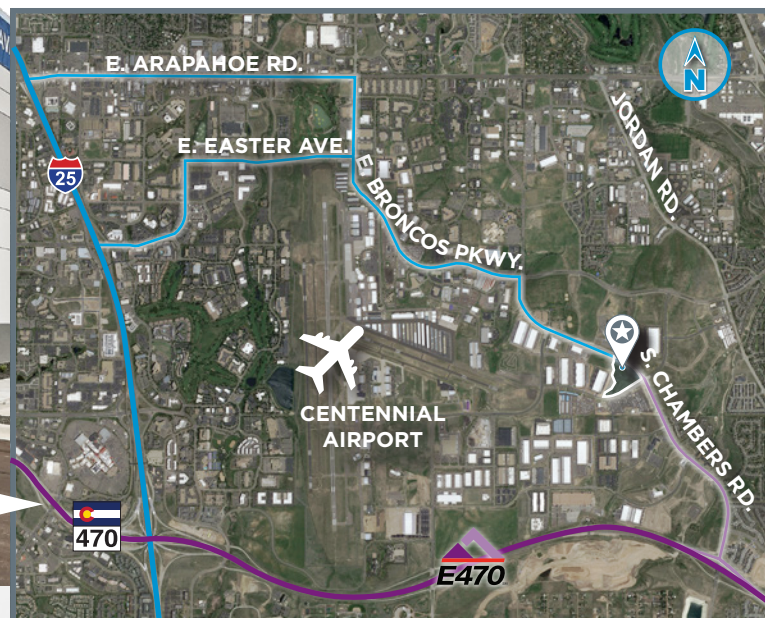
The POINT

AT DENVER SOUTH

8039 S. Chambers Rd. & 14707 E. Otero Ave.
Englewood, CO



GREAT INTERSTATE ACCESS!



2 BUILDING, **± 194,575 SF** NEW CONSTRUCTION DEVELOPMENT
CLASS A INDUSTRIAL
LAST MILE LOGISTICS IN DENVER SOUTH



Superior visibility & signage from corner lot



Convenient access to Arapahoe Rd., I-25, E-470 & Parker Rd.



Abundant Neighborhood Amenities



Less than 2-Miles to Centennial Airport



Central Southeast Location



Multiple access points via Chambers Rd. & Otero Ave.



CONTACT
BROKER



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PROPERTY INFORMATION & LOCATION

Total Project Size **194,575 SF**

Site Size **14.78 Acres**

Clear Height **Building 1: 32'**
Building 2: 28'

Loading **Dock High & Drive-In**

Sprinkler **ESFR**

Column Spacing **Building 1: 52'x55' (60' speed bay)**
Building 2: 52'x50' (60' speed bay)

Power **Building 1: 1,400 amps remaining, 480/277V, 3PH, 4W**
Building 2: 1,000 amps 480/277V, 3PH, 4W

City **Englewood**

County **Arapahoe**

Zoning **MU**

Mill Levy **107.631**

Parking Ratio **Building 1: 1.29/1,000**
Building 2: 1.45/1,000

Trailer Parking **16 Spaces**

Connectivity **Fiber Ready**

LEASE RATE

Building 1: **\$11.00-\$11.50/SF NNN**

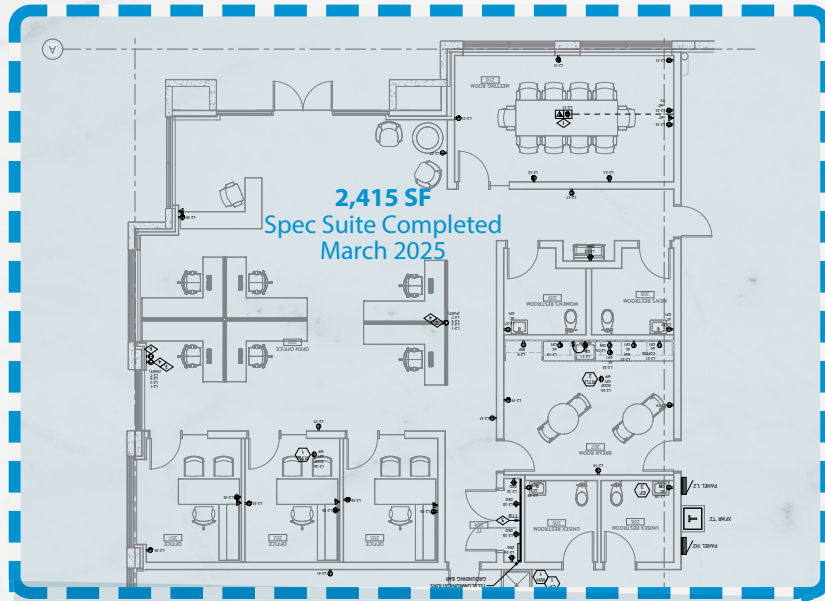
Building 2: **\$11.50-\$12.50/SF NNN**

2025 EST. OP. EX.

\$6.00/SF



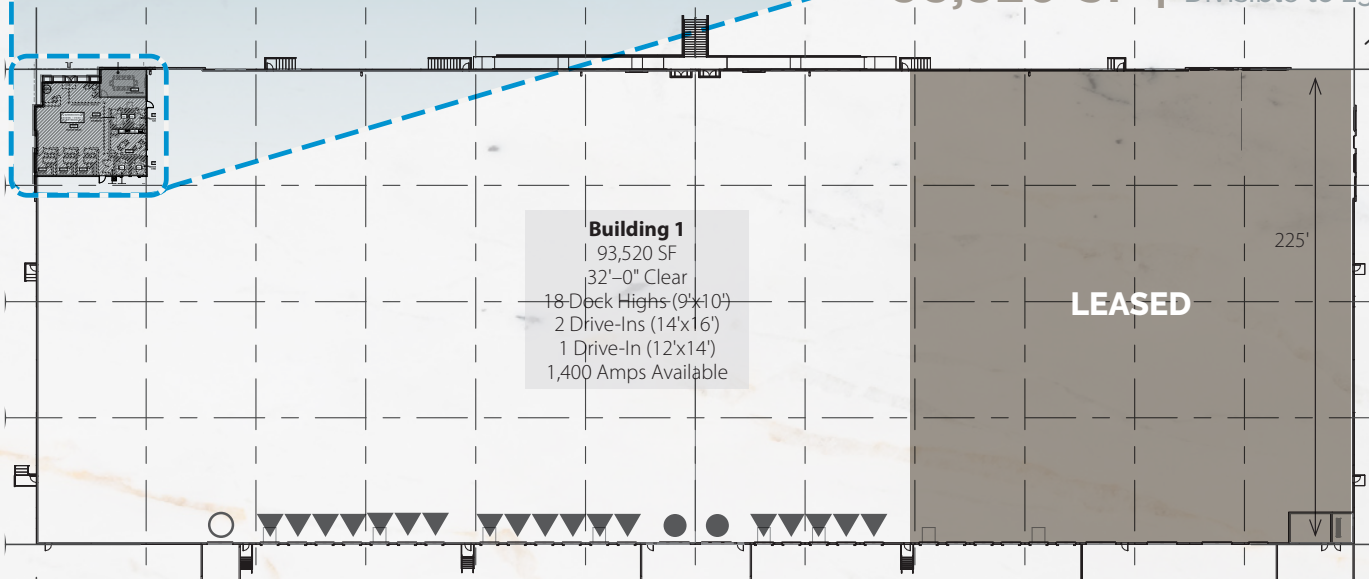
PROJECT HIGHLIGHTS



BUILDING ONE | 8039 S. Chambers Rd.,
Englewood, CO 80112

- 140,247 SF
- 32'-0" Clear
- Parking Ratio: 1.29/1,000
- Trailer Parking: 16 Spots
- Power Remaining: 1,400 Amps
480/277V, 3PH, 4W
- ▼ 18 Dock Highs (9'x10')
- ● 2 Drive-Ins (14'x16')
- ○ 1 Drive-In (12'x14')

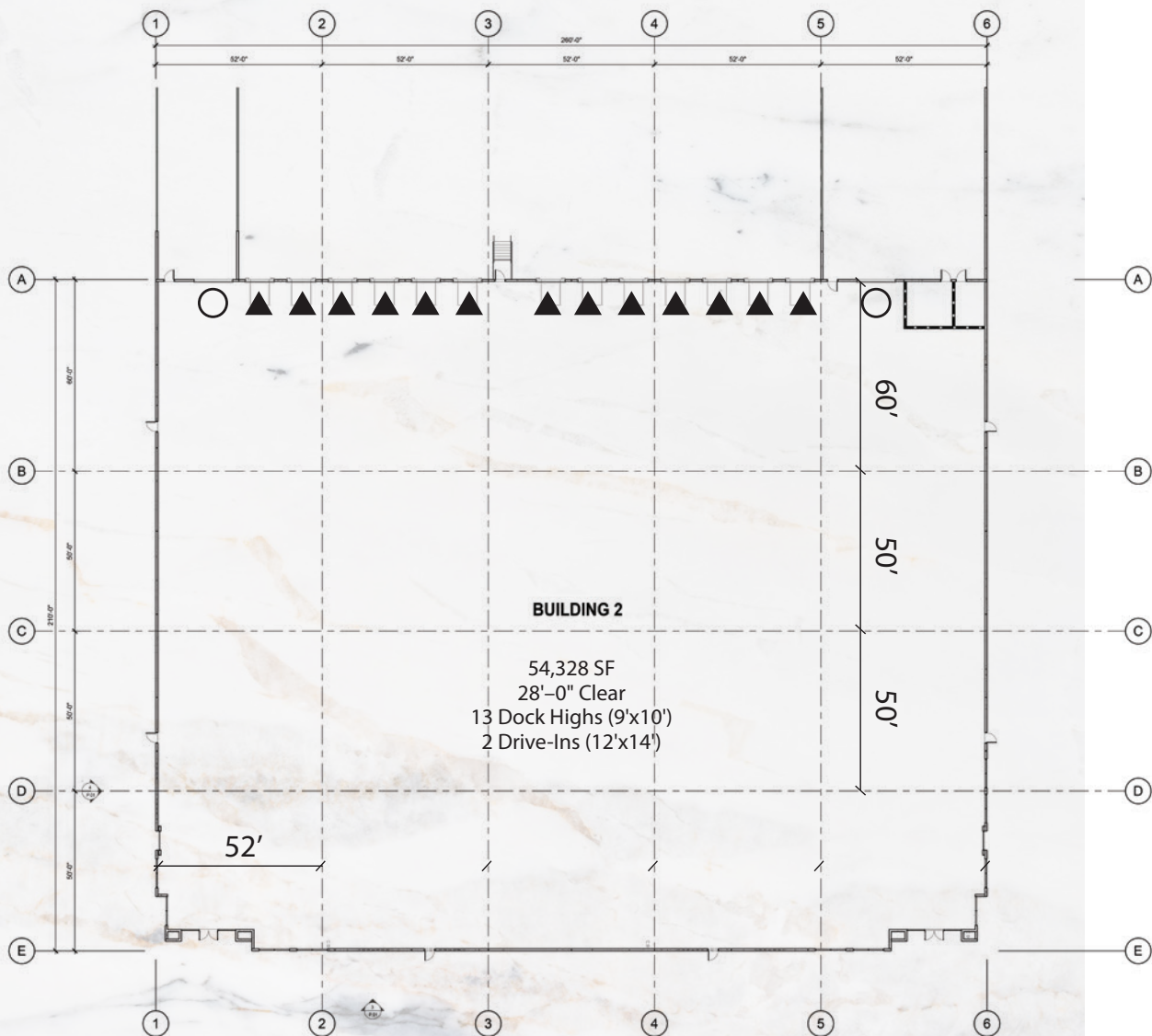
AVAILABLE:
93,520 SF | Divisible to 23,396 SF



BUILDING TWO
14707 E. Otero Ave.
Englewood, CO 80112

AVAILABLE IN 30 DAYS

- 54,328 SF
- Minimum Divisibility: 21,704 SF
- 28'-0" Clear
- Parking Ratio: 1.45/1,000
- Power: 1,000 amps 480/277V, 3PH, 4W
- ▼ 13 Dock Highs (9'x10')
- ○ 2 Drive-Ins (12'x14')



WHY ARAPAHOE COUNTY?



- Colorado's first county & Colorado's fastest growing county with approximately 671,000 residents today.
- By 2030, Arapahoe County is expected to become the largest Denver Metro county with more than 800,000 residents

2025 LABOR DEMOGRAPHICS

15 Minute Drive Time

		
POPULATION	HOUSEHOLD	MEDIAN HOUSEHOLD INCOME
413,746	161,348	\$166,462
GROWTH SINCE 2010	GROWTH SINCE 2010	2026 PROJECTED
28.7%	26%	\$169,806

30 Minute Drive Time

		
POPULATION	HOUSEHOLD	MEDIAN HOUSEHOLD INCOME
2,016,056	809,636	\$147,693
GROWTH SINCE 2010	GROWTH SINCE 2010	2026 PROJECTED
43.7%	26.5%	\$151,129





LOCATION OVERVIEW

DRIVE TIMES/ACCESS	MILES	TIME
Arapahoe Road	0.4	1 min.
Parker Road	2.1	4 min.
Centennial Airport	2.0	5 min.
I-25	3.6	6 min.
C-470	3.7	10 min.
Downtown Denver	18.4	25 min.
DIA	27.7	32 min.
Colorado Springs	58.4	60 min.

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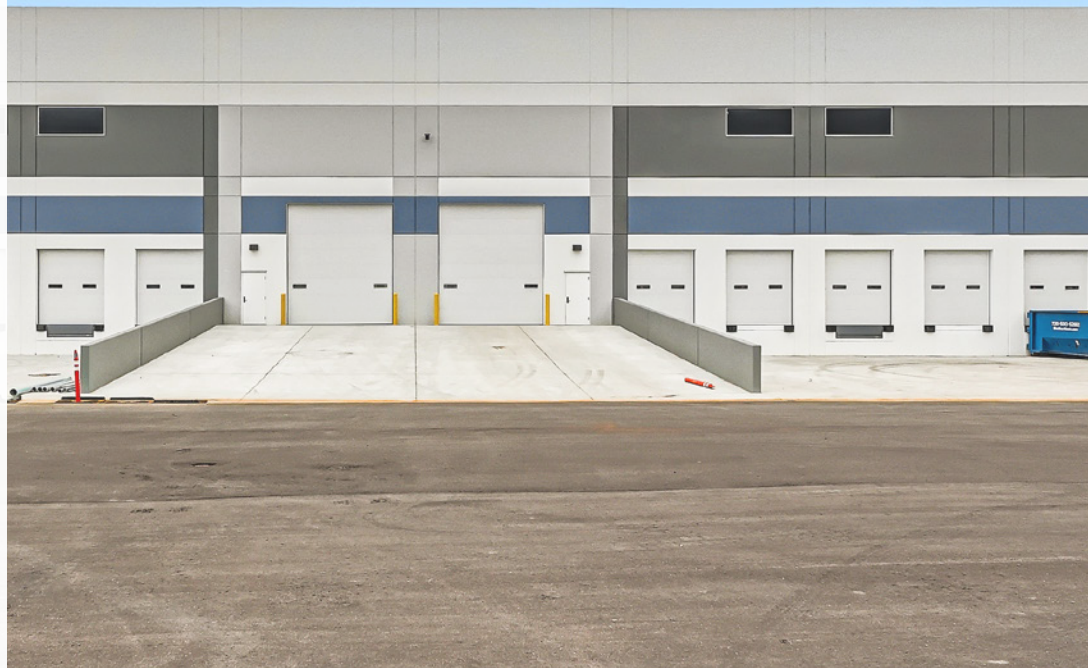
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