



BLUESCOPE LOGISTICS CENTER II

FOR LEASE

Delivered and ready for tenants!

7800 S. Fairplay St. Englewood, CO 80112

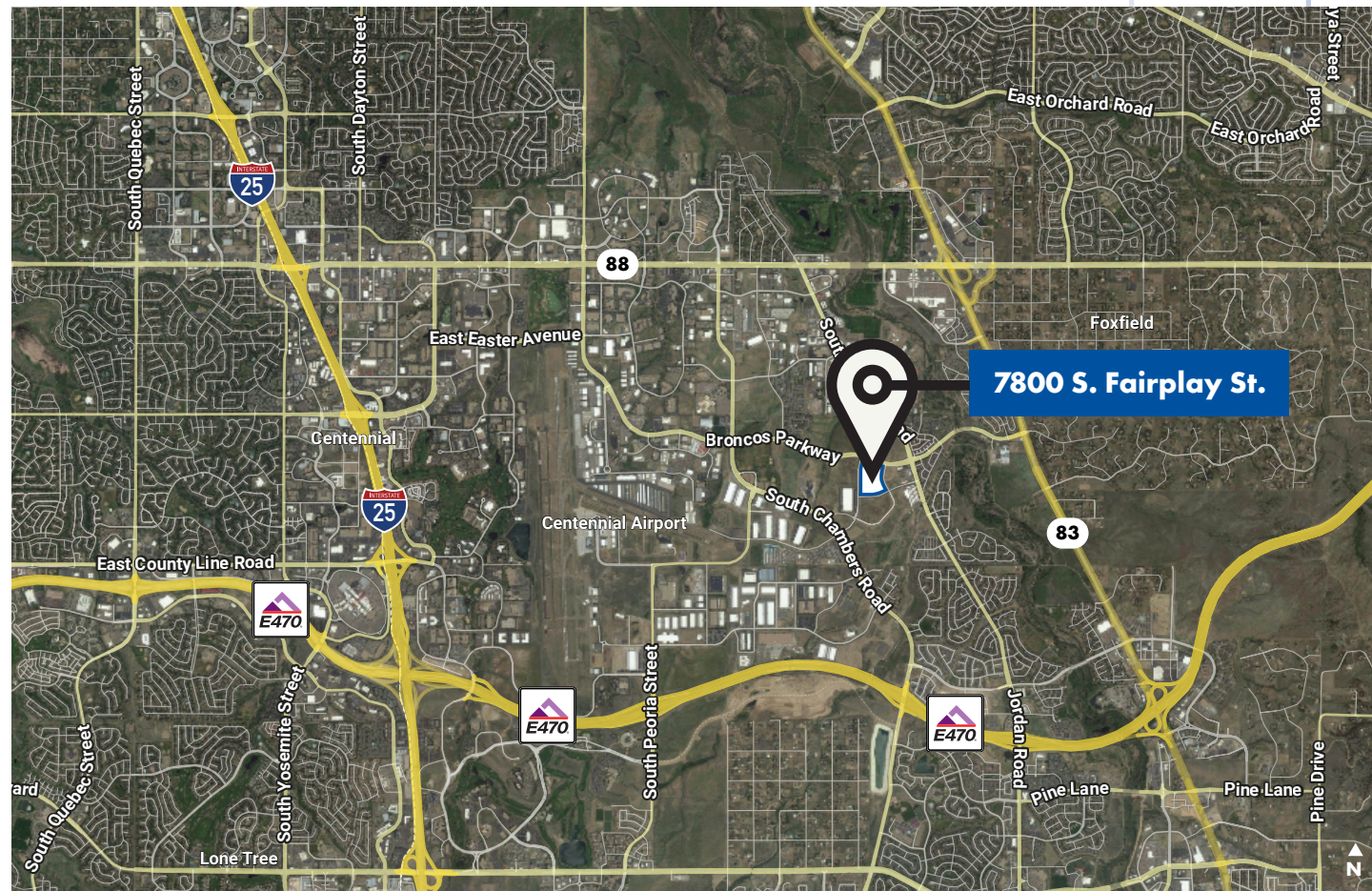
304,620 SF of industrial space

Largest crossdock in the Southeast



PROPERTY HIGHLIGHTS

Building Size	304,620 SF
Total Site Size	±24.20 AC
Truck Positions	45 positions (west side) 44 positions (east side)
Parking	503 spaces (404 car and 99 trailer) 1.32/1,000 SF
Lease Rate	\$8.75/SF NNN
Opex	\$4.50/SF
Features	60 mil TPO roof 32 dock levelers, seals and bumpers packages 56 clerestory windows LED lighting & MDP zoning



PROPERTY FEATURES



LOADING
89 dock-high doors
4 drive-in doors



TRUCK COURT DEPTH
190 feet
45 positions (west side)
44 positions (east side)



CEILING HEIGHT
36' clear height



PARKING
404 car spaces
99 trailer parking spaces



OFFICE
2,769 SF speculative office



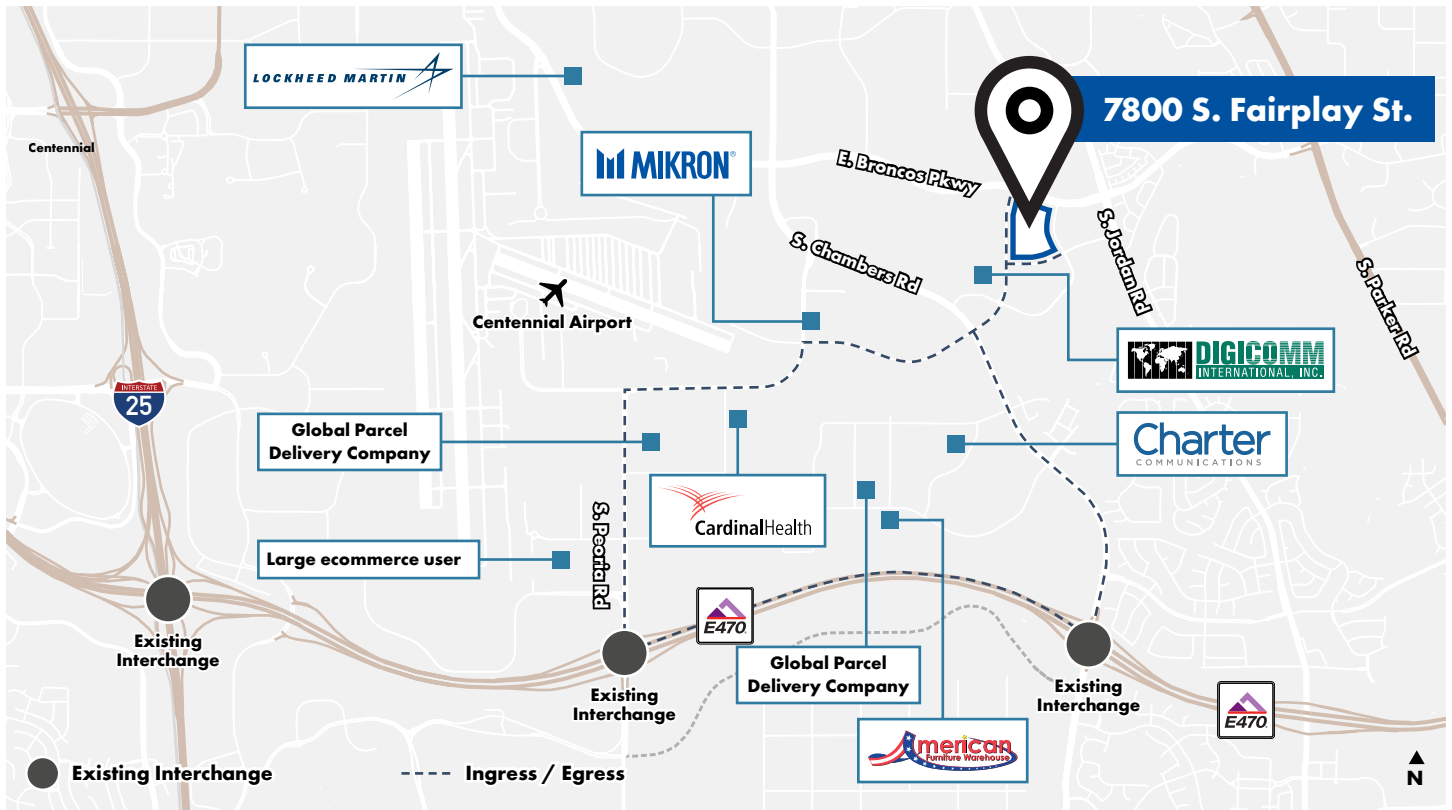
POWER
3,000A
480/277v, 3p







COLUMN SPACING
52'x50' spacing with
60' depth speed bay



SPRINKLER
ESFR sprinkler system



DEMOGRAPHICS (5 MILE RADIUS)

	Population	212,147
	Projected Population Growth (2022-2027)	0.76%
	Households	80,752
	Average Household Income	\$154,899

DRIVE TIMES

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

FOR LEASING INFORMATION PLEASE CONTACT:

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**BlueScope
Properties Group**

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