



Dove Valley IV

Business Center

53,119 SF AVAILABLE

7901 S Potomac St | Suite 900 | Englewood, CO 80112

**SPEC SUITE COMPLETE!
READY FOR IMMEDIATE OCCUPANCY!**

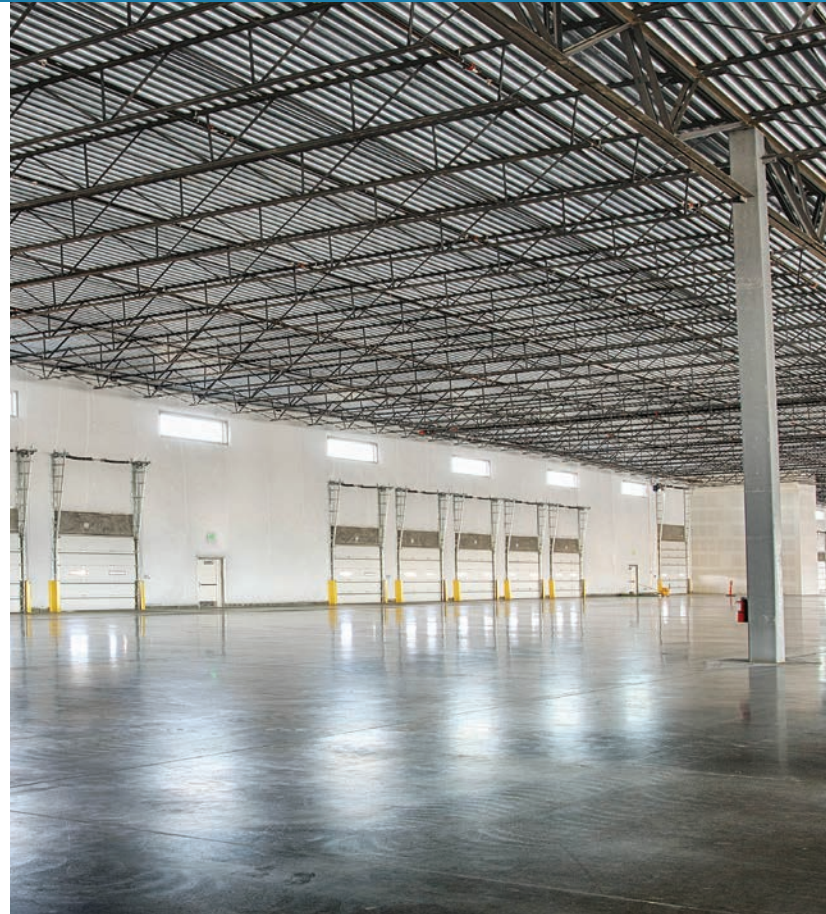


BUILDING SPECIFICATIONS

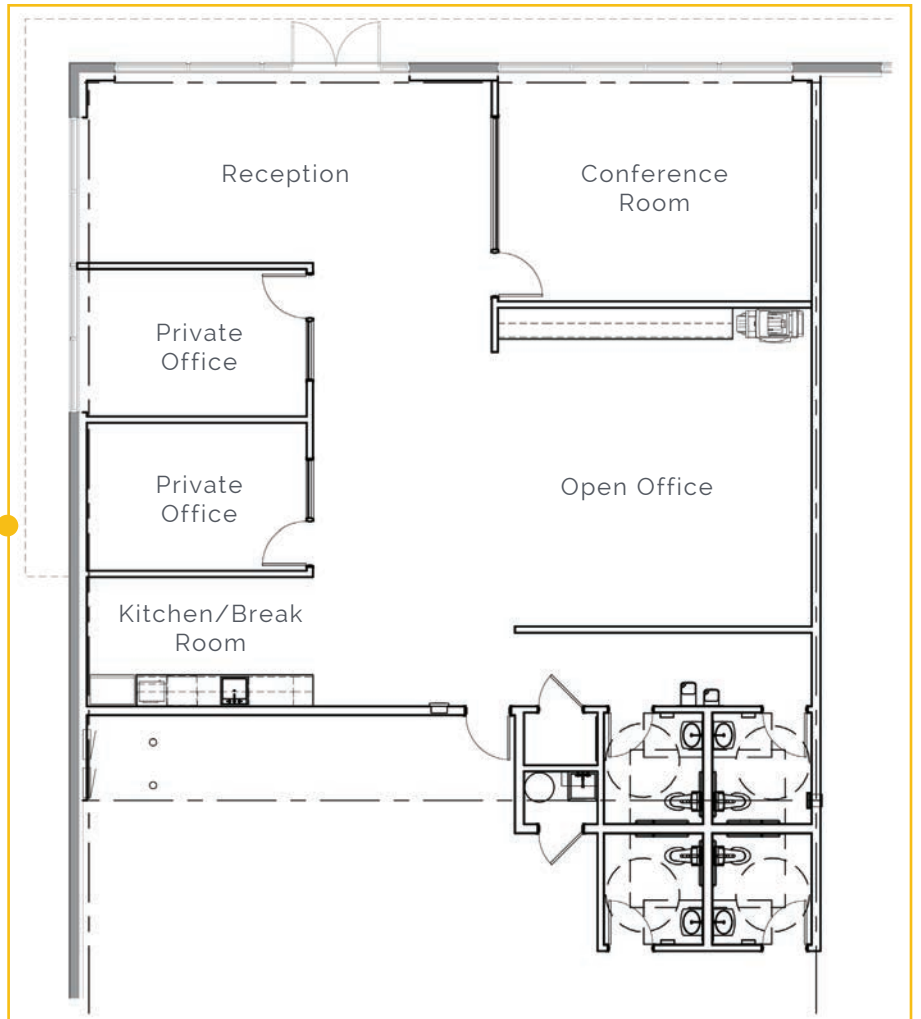
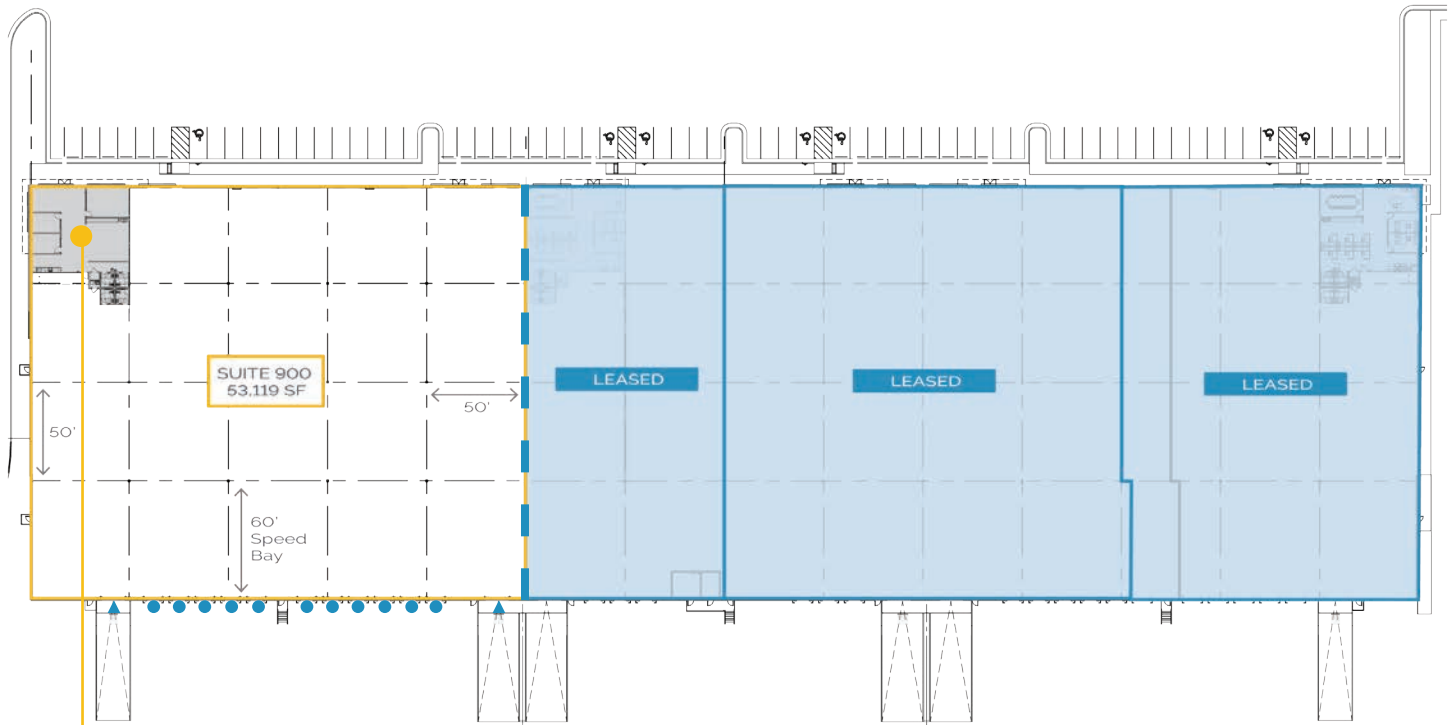
Available Space	53,119 SF
Building Size	141,360 SF
Spec Office Suite	2,539 SF
Loading	11 Dock-High Doors 2 Drive-In Doors
Clear Height	30'
Truck Court	205'
Year Built	2020
Zoning	MU
Parking	1.84 : 1,000 SF
Power	400 amps / 480 volt / 3 phase
Column Spacing	50' x 50' with 60' Speed Bay
Lease Rate	Contact broker
OPEX	\$5.82 / SF

Highlights

- Spec office & warehouse lights
- ESFR sprinkler
- Clerestory
- Dock seals on all dock high doors

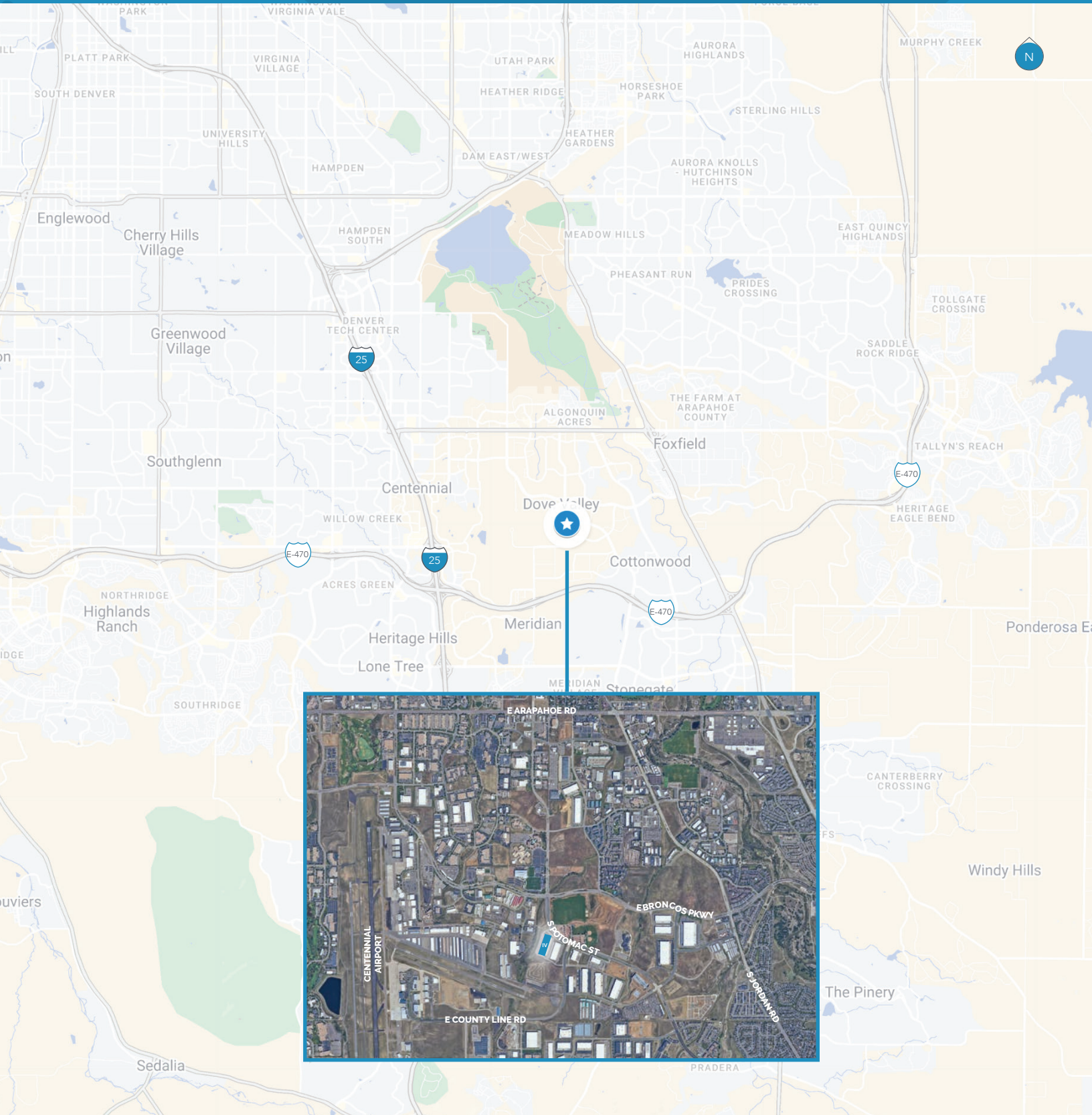


FLOOR PLAN



- Demising Wall
- ▲ 2 Drive-In Doors
- 11 Dock-High Doors

MAP



FOR LEASING INFORMATION:

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