



Located in The Point at Denver South

- Superior visibility and signage from corner lot
- Convenient access to Arapahoe Rd., I-25, E-470 and Parker Rd.
- Approximately 3,500 sf of brand new spec office, never occupied
- Loading for the space consist of:
 - Six (6) 9'x10' dock-hi doors
 - One (1) 9'x10' drive-in doors
 - Three (3) 14'x16' drive-in doors

Size	46,727 sf
Lease rate	To quote
NNN	\$6.00/sf
Term	Thru 12/31/2029
Clear height	32'-0
Column spacing	52'x55' (60' speed bay)
Sprinkler system	ESFR
Zoning	MU
Parking	60 unassigned spaces

Get more information

Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com

**AVISON
YOUNG**

For Sublease
Corner Unit at The Point
8039 S Chambers Rd, Unit 100
Englewood, CO 80112



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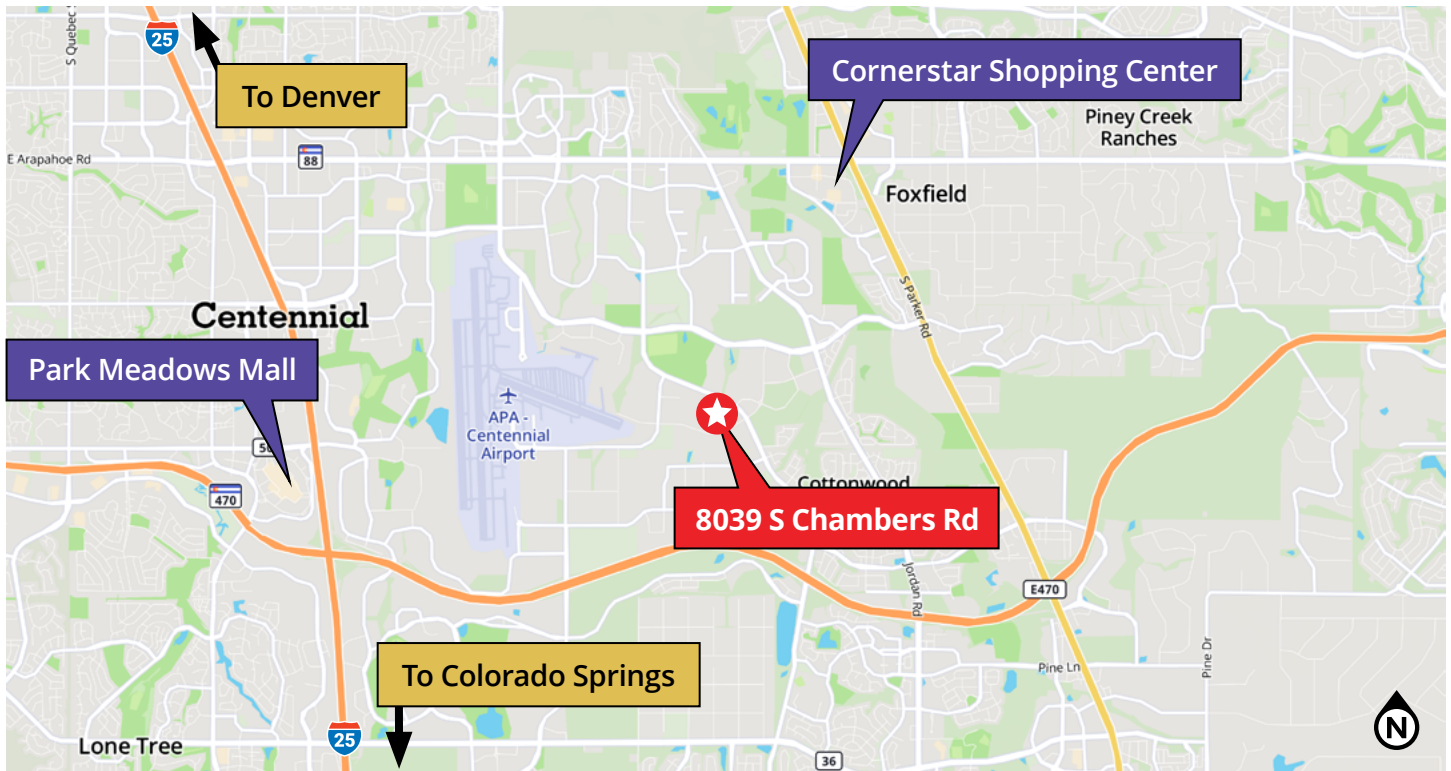
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Seamless access to major highways

- Located in Englewood, CO which is known for its robust industrial sector, providing a strategic advantage for businesses
- 8039 S Chambers Rd provides easy access to major highways, making it convenient for transportation and logistics
- The area boasts an abundance of amenities, including restaurants, retail stores, and services, enhancing convenience for both employees and visitors

Drive Times Overview

	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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