



Dove Valley II

Business Center

150,598 SF space available*

*divisible to ±21,114 SF

BUILDING SPECIFICATIONS

Building size	150,598 SF
Site size	12.18 acres
Completion	Q1 2021
Truck court	185' (Oversized for approved outside storage or trailer parking)
Zoning	PUD-MU
Clear height	28'
Sprinkler	ESFR - K17
Power	480/277V, 3PH, 1,500 amps
Parking	Car: 250 spaces (1.6:1,000) Trailer: 47 spaces
Loading	31 dock-high doors (6 with dock levelers and seals) 6 drive-in doors with ramps
Column spacing	52' x 46'8" with 60' speed bay
OPEX	\$4.50 PSF (fully assessed)
Highlights	<ul style="list-style-type: none">+ Spec suite complete+ Dock levelers+ Above market clear height+ Clerestory windows in loading area+ Brand new construction+ Trailer Parking

14251 E. OTERO AVENUE, ENGLEWOOD, CO 80112

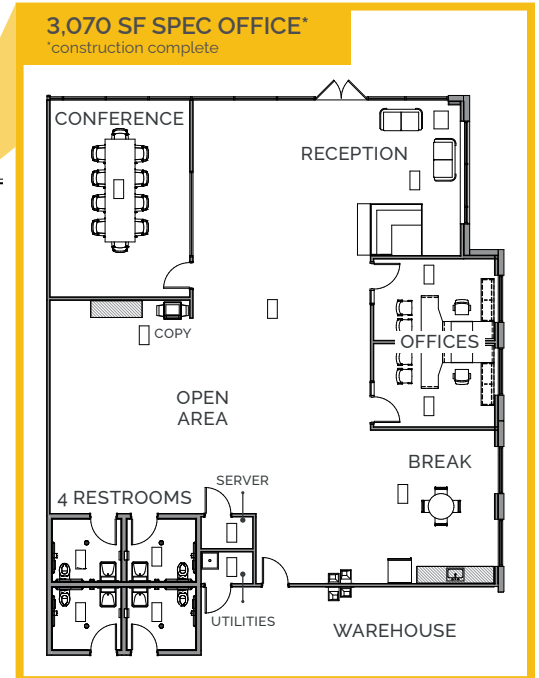
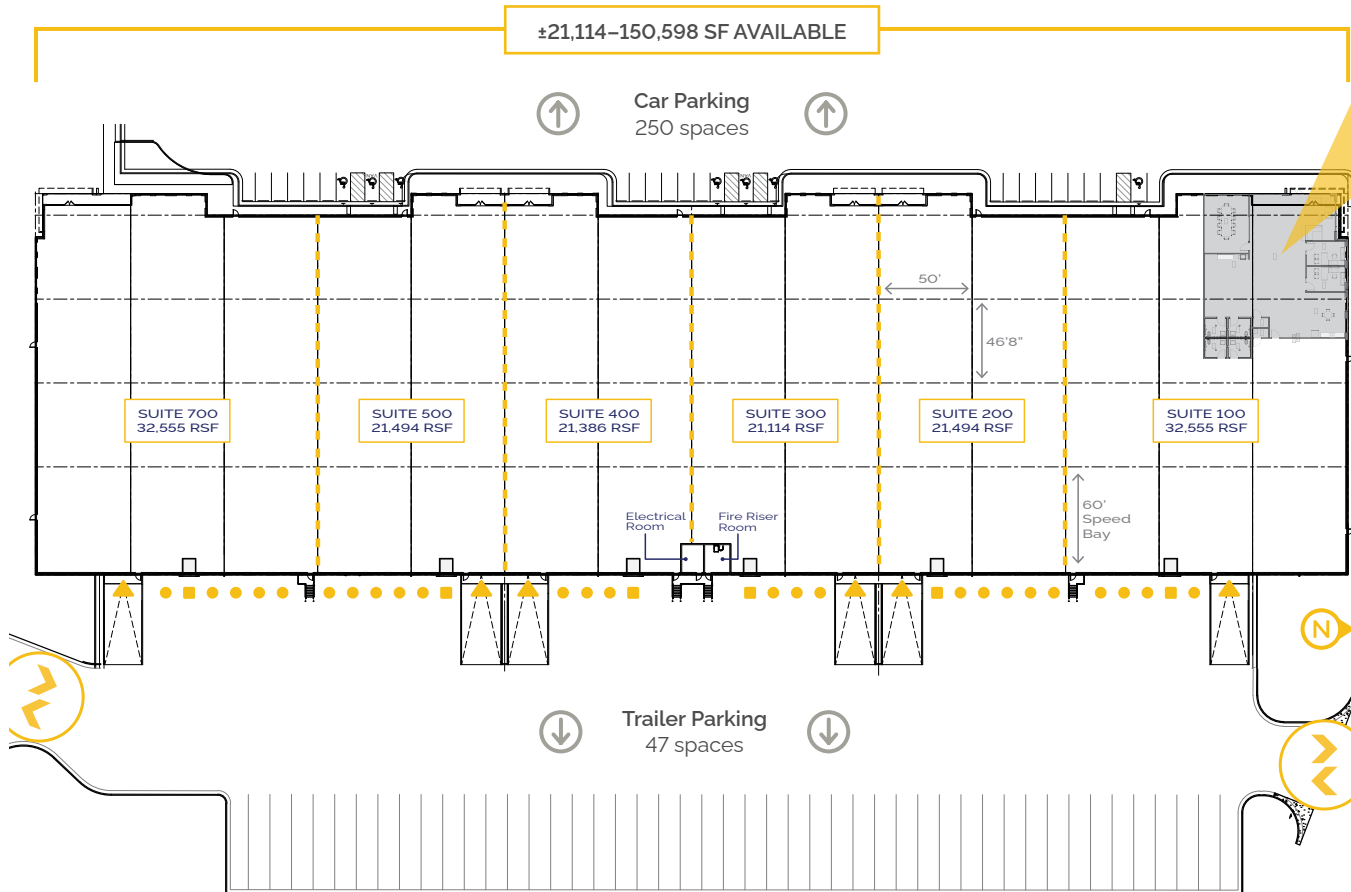




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Site plan and Availability



- Demising options
- 25 dock-high doors
- ▲ 6 drive-in doors with ramps
- 6 dock-high doors with levelers and seals

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±21,114–150,598 SF AVAILABLE

- + Spec suite complete
- + New construction delivered Q1 2021
- + 31 dock-high doors
(6 with dock levelers and seals)
6 drive-in doors with ramps
- + 28' clear height
- + 185' truck court