



ALPHA
INDUSTRIAL
PROPERTIES

FOR LEASE


31,182 SF
Industrial
Space Available


OTERO
LOGISTICS CENTER


14353 E. Otero Ave
Englewood
Colorado 80112





PROPERTY HIGHLIGHTS


- 


LOADING
37 dock high doors/
3 drive-in doors
- 


PARKING
219 spaces
- 

OFFICE
1 suite
- 

TRUCK COURT
DEPTH 130 feet
- 

SPRINKLER
ESFR sprinkler system
- 

POWER
2,000a 480/277v, 3p
- 

CEILING HEIGHT
32' clear height
- 

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



SUITE HIGHLIGHTS



HEAVY POWER
AVAILABLE!

AVAILABLE SPACE

31,182 SF

TRUCK POSTIONS

37

PARKING

± 92 SPACES
1.6/1,000

LEASE RATE

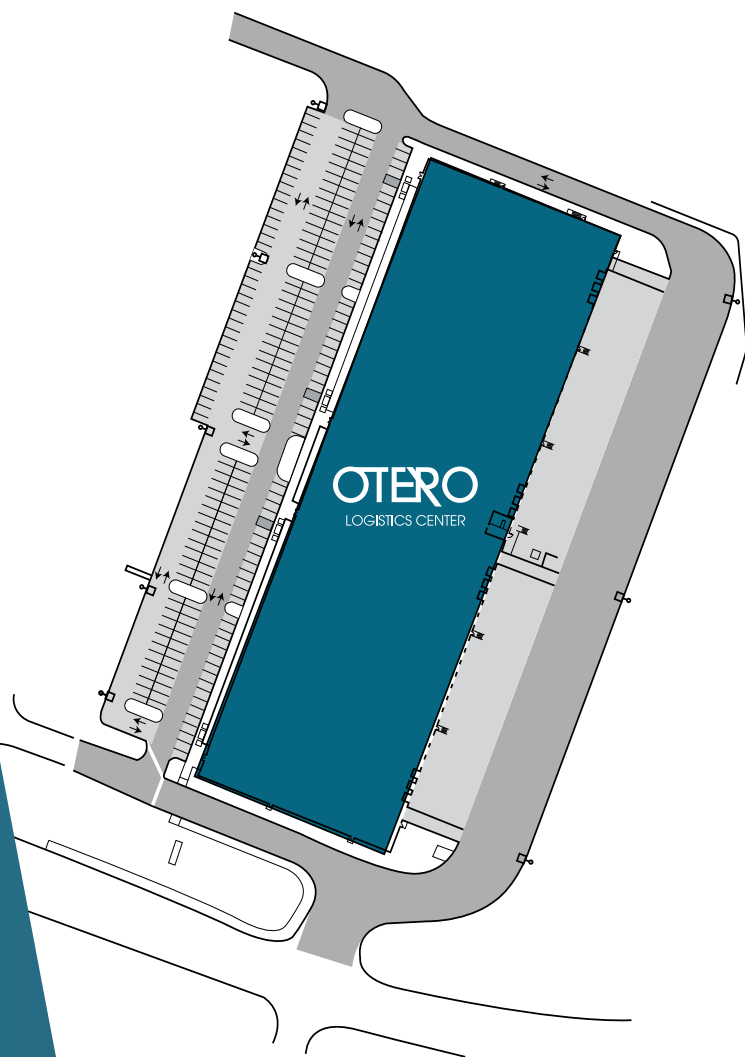
TO QUOTE

OPEX

\$5.56/SF

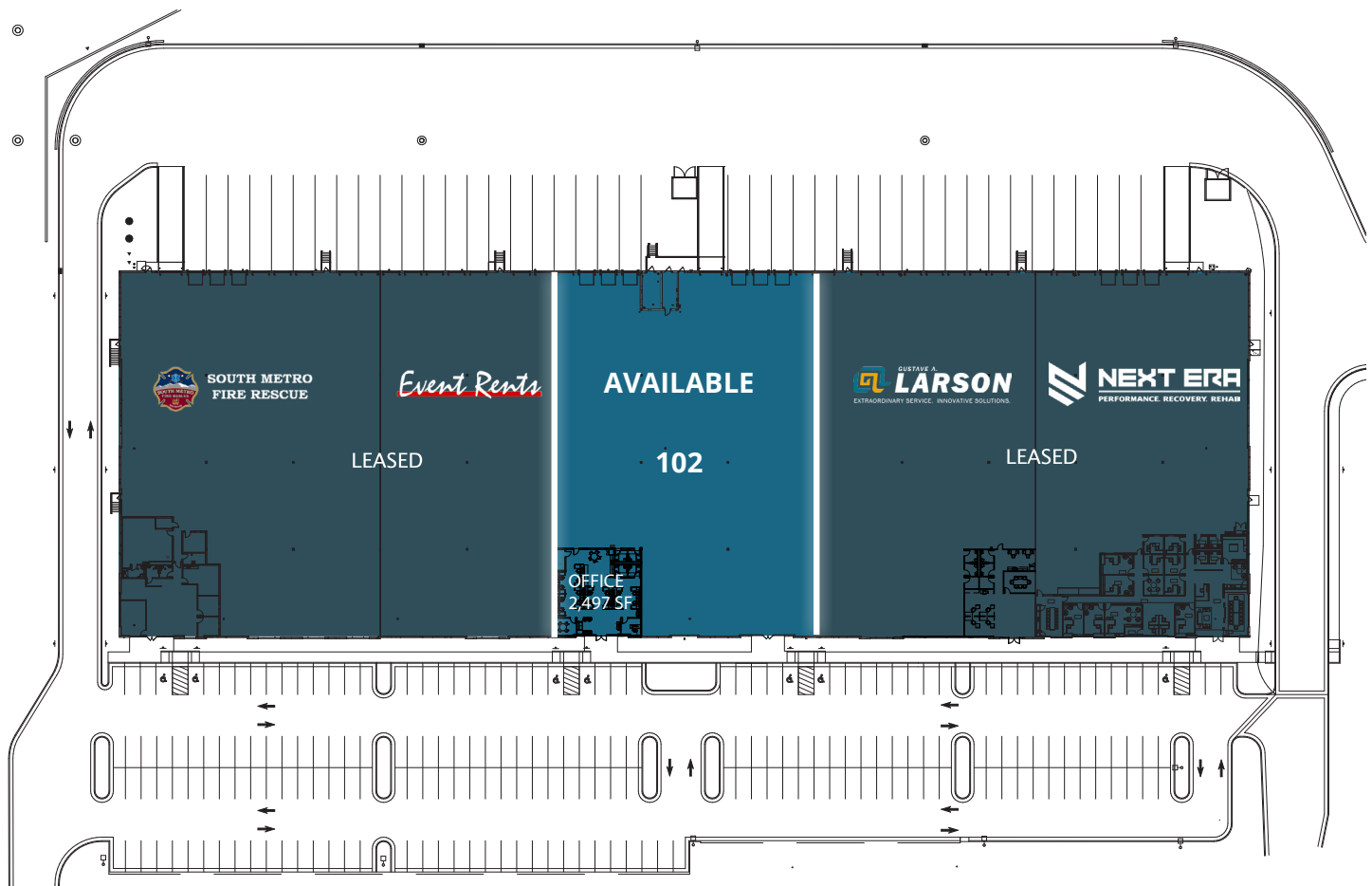
FEATURES

- 60 mil TPO roof
- Dock levelers, seals and bumpers
- Clerestory windows
- LED Lighting
- MDP Zoning



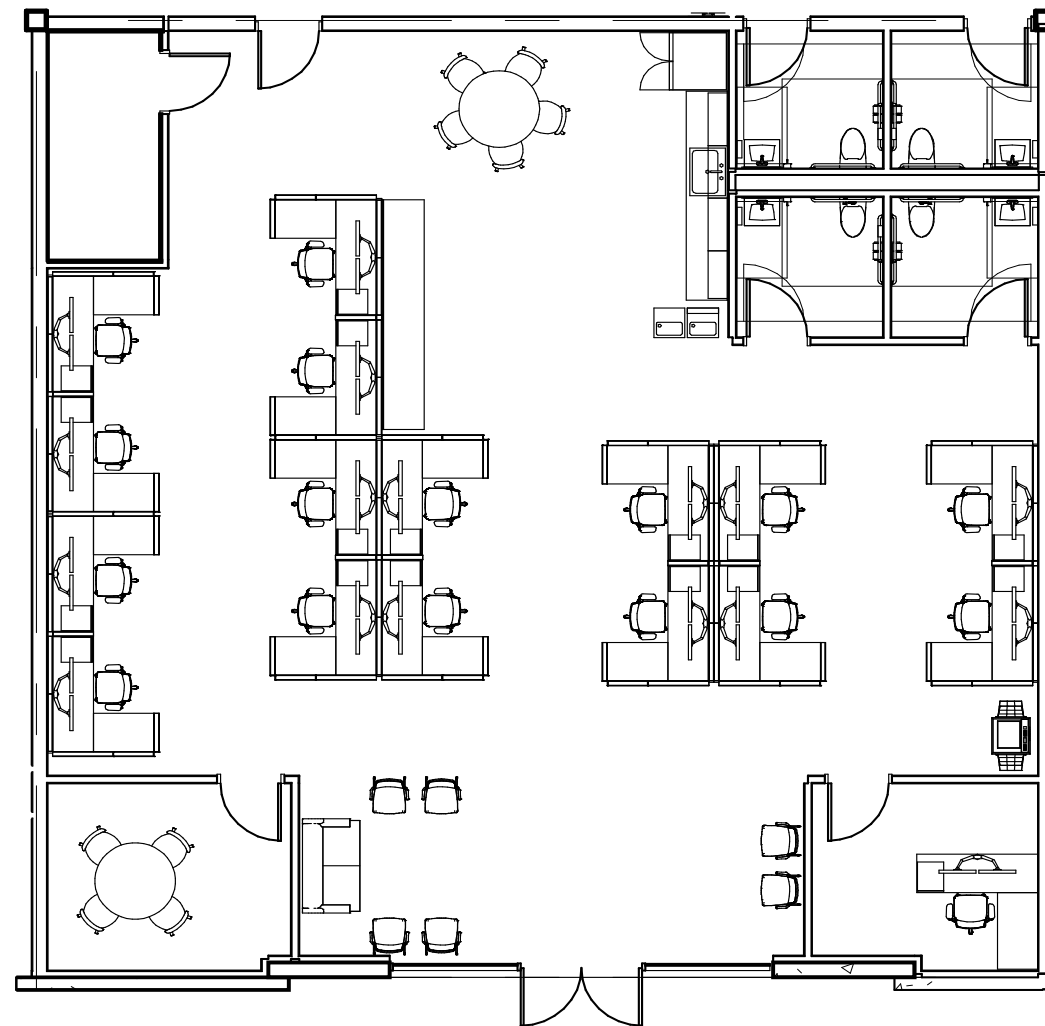
BUILDING FLOOR PLAN

	SUITE 102
Suite SF	31,182
Office SF	2,497
Dock doors	8
Drive-in doors	1



SPEC SUITE

2,497 SF Office Suite



SUITE 102

DEMOGRAPHICS (within a 5-mile radius)



202,077
Population



78,280
Households

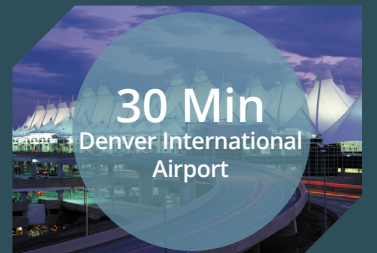


\$139,173
Average
Household Income



7.95%
Projected Pop Growth
(2019-2024)

DRIVE TIMES



**For further
leasing information
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