



ALPHA  
INDUSTRIAL  
PROPERTIES

# FOR LEASE

31,182 SF  
Industrial  
Space Available

**OTERO**  
LOGISTICS CENTER

14353 E. Otero Ave  
Englewood  
Colorado 80112



 JLL

# PROPERTY HIGHLIGHTS



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



**PARKING**  
219 spaces



**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

AVAILABLE SPACE  
31,182 SF

TRUCK POSITIONS  
37

PARKING  
± 92 SPACES  
1.6/1,000

LEASE RATE  
To QUOTE

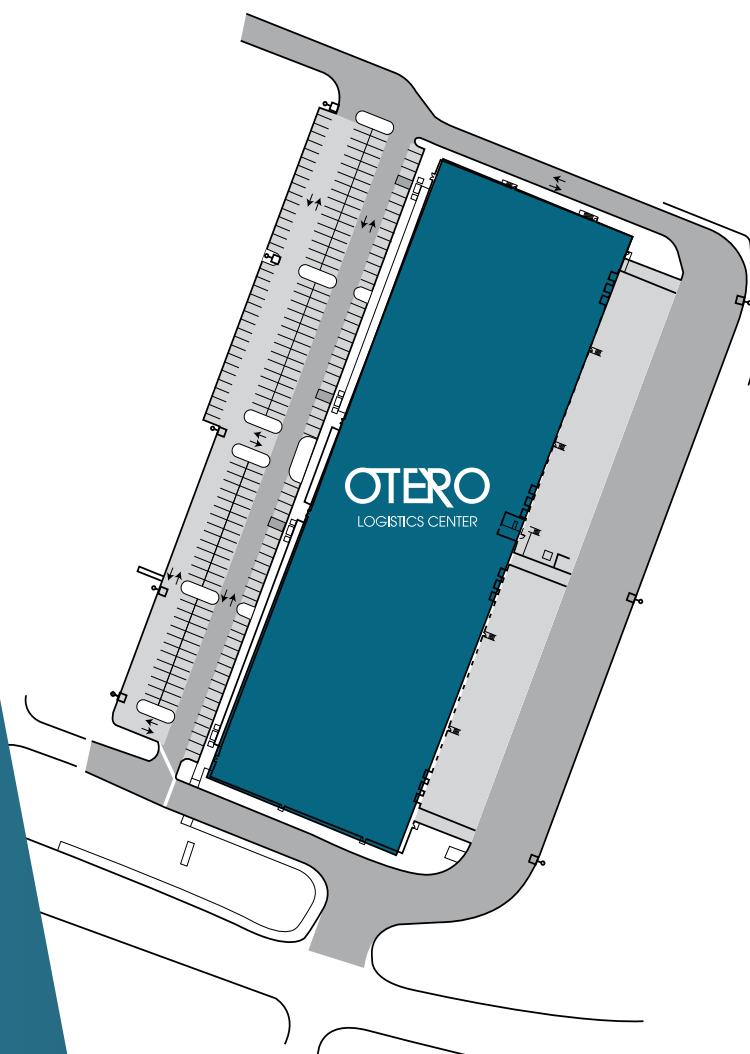
OPEX  
\$5.56/SF

FEATURES

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

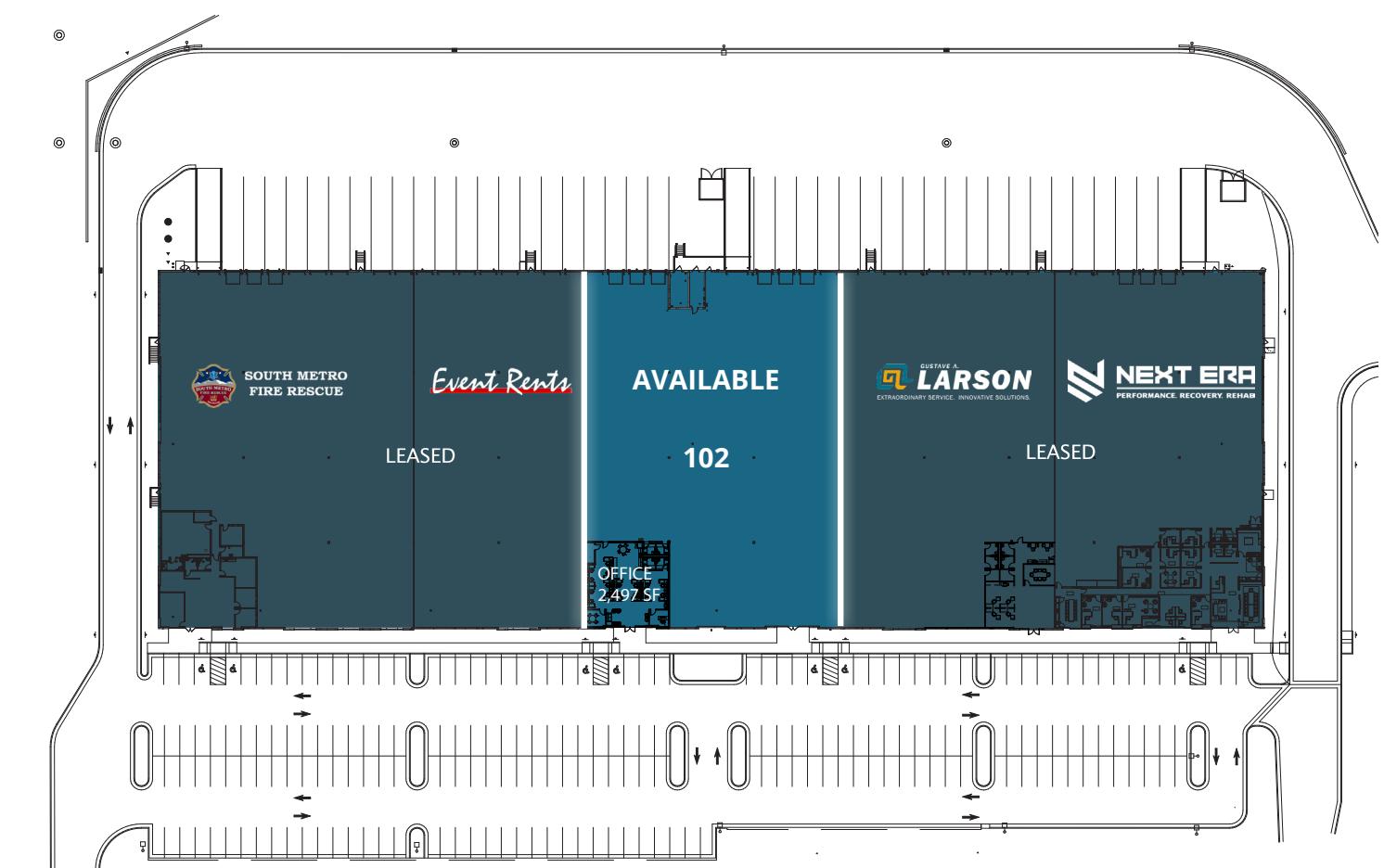


HEAVY POWER  
AVAILABLE!



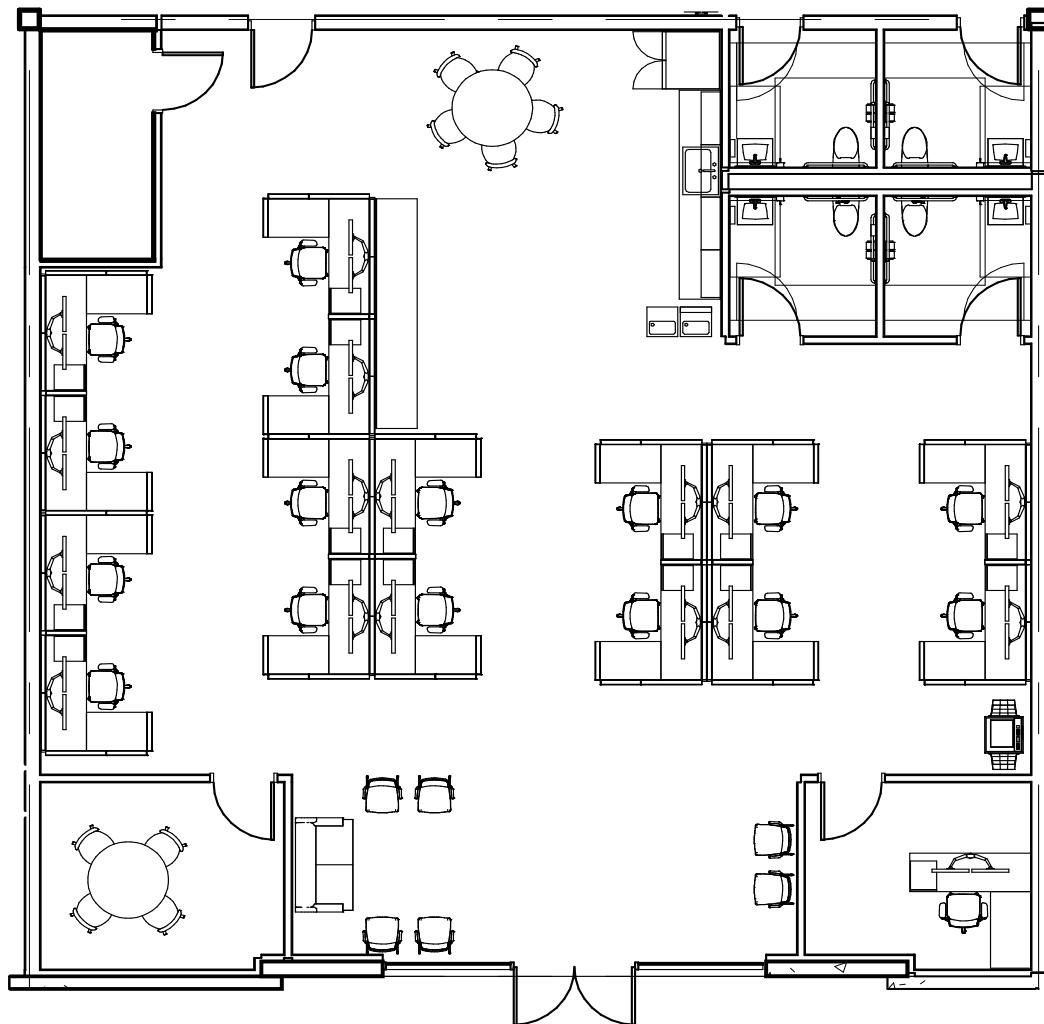
# BUILDING FLOOR PLAN

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  
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