

FOR SUBLEASE

±11,060 – 31,440 SF

TRAILER SPACES AVAILABLE

4 BLADES
DIGITAL



DOVE VALLEY II BUSINESS CENTER

14251 E. OTERO AVENUE, ENGLEWOOD, CO 80112

PROPERTY HIGHLIGHTS

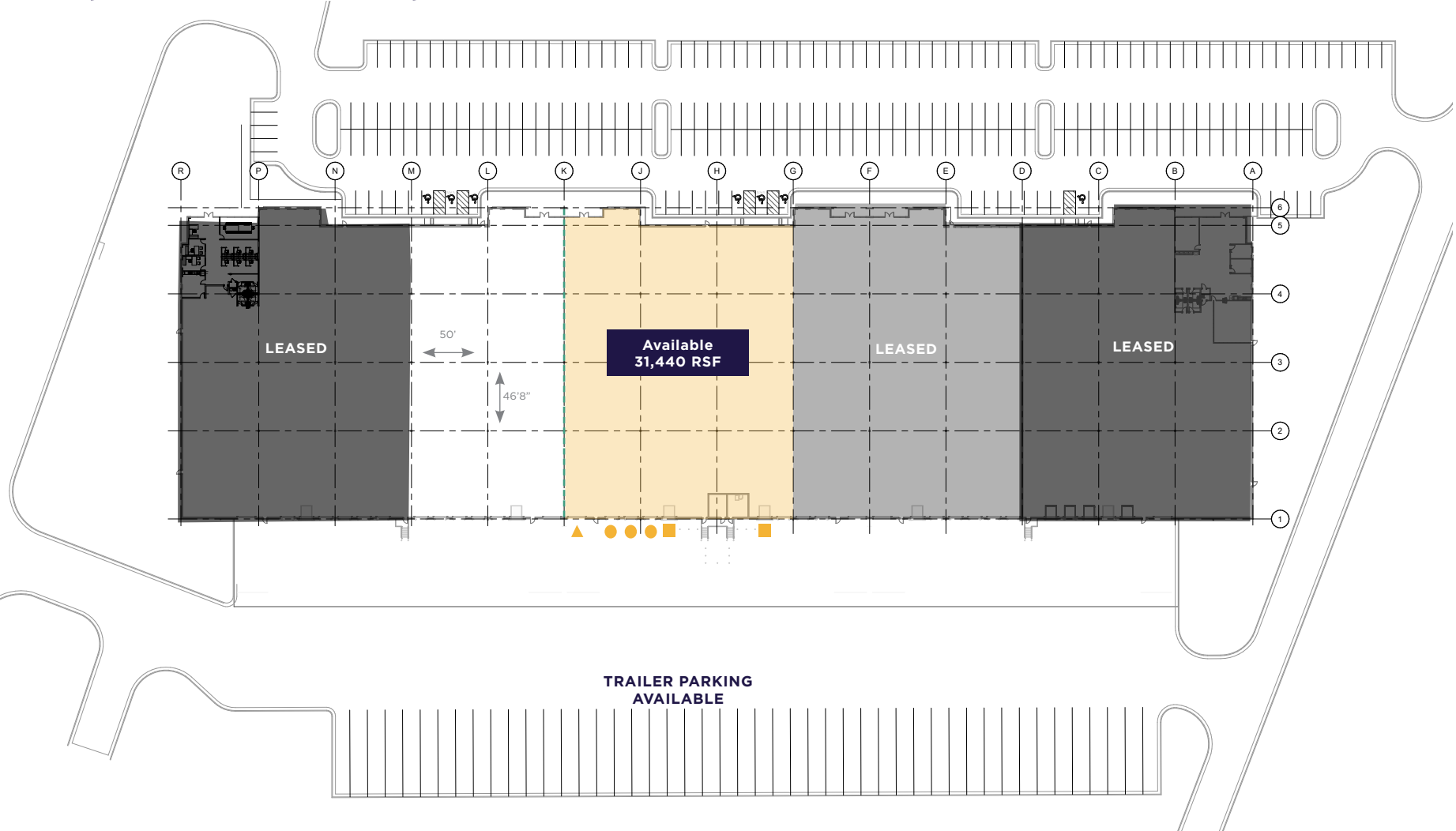
Building Size:	150,598 SF
Space Available:	±11,060 – 31,440 SF
Site Area:	12.18 Acres
Lease Rate	Negotiable
Estimated OPEX:	\$7.06 PSF (Est. 2025)
Truck Court:	185' (Oversized for approved outside storage or trailer parking)
Zoning:	PUD-MU
Clear Height:	±28'
Sprinkler:	ESFR (K-17 heads)
Total Space Power:	3-Phase, 480/277 volts, Up to 900 amps (To be verified)

Parking:	Auto Parking Ratio: 1.6:1,000
Water/Sanitary:	2" Water tap & 6" sanitary waste line
Loading:	6 dock high doors (2 with dock leveler and seal) 1 Drive-in door with ramp
Column Spacing:	52' x 46' 8" with 60' Speed bay
Highlights:	<ul style="list-style-type: none">• Trailer spaces available• Brand new construction• Existing dock levelers• Clerestory windows in warehouse

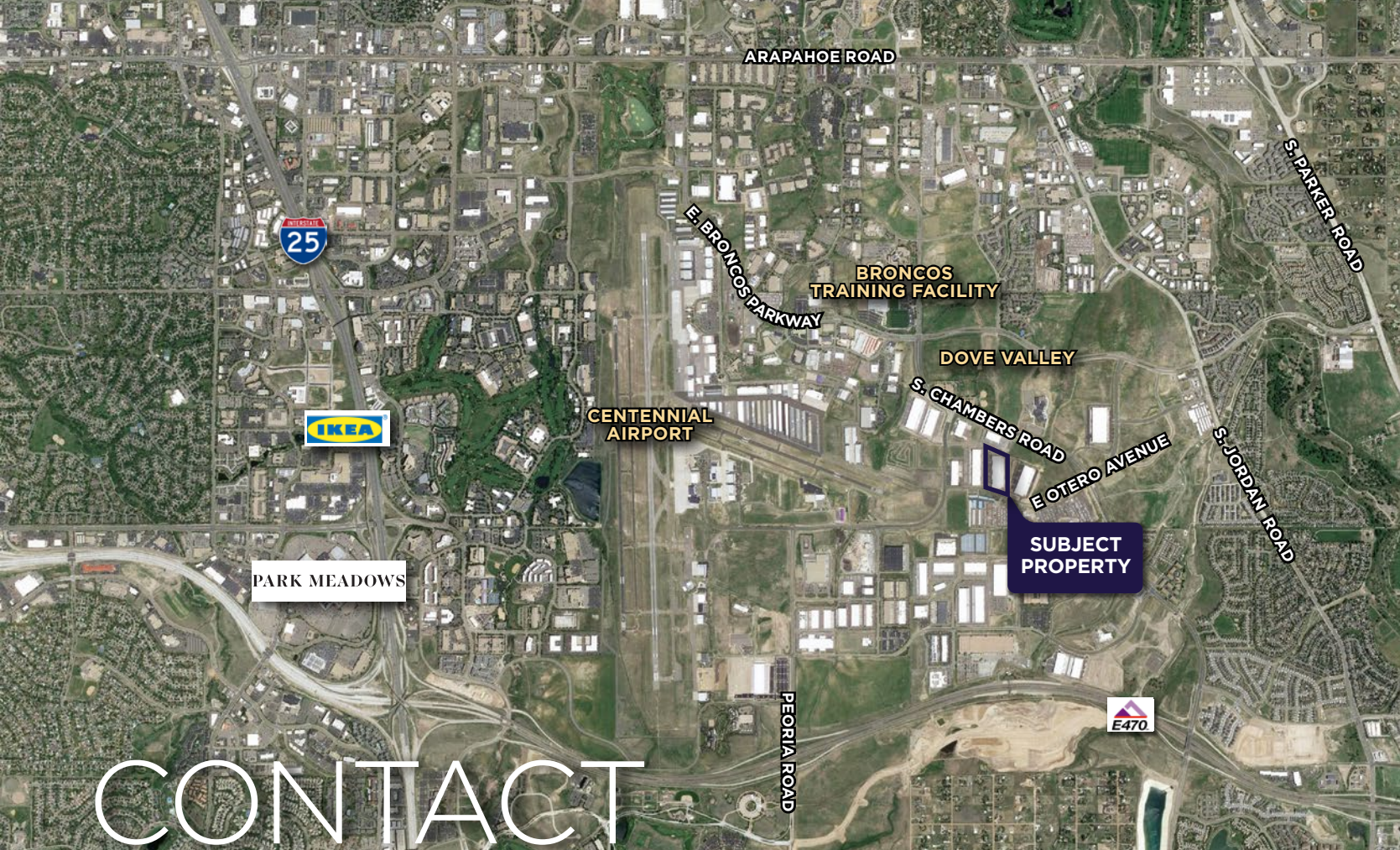


SITE PLAN

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- ▲ Drive-In Doors
- Dock-High Doors
- Dock-High Loading with Levelers and Seals



11 MINUTES

TO I-25

36 MINUTES

TO DOWNTOWN DENVER

29 MINUTES

TO DENVER
INTERNATIONAL AIRPORT
(DEN)

4 MINUTES

TO CENTENNIAL AIRPORT

CONTACT INFORMATION

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