

FOR SUBLEASE

**±11,060 - 31,440 SF**

TRAILER SPACES AVAILABLE



DOVE VALLEY II BUSINESS CENTER

**14251 E. OTERO AVENUE, ENGLEWOOD, CO 80112**



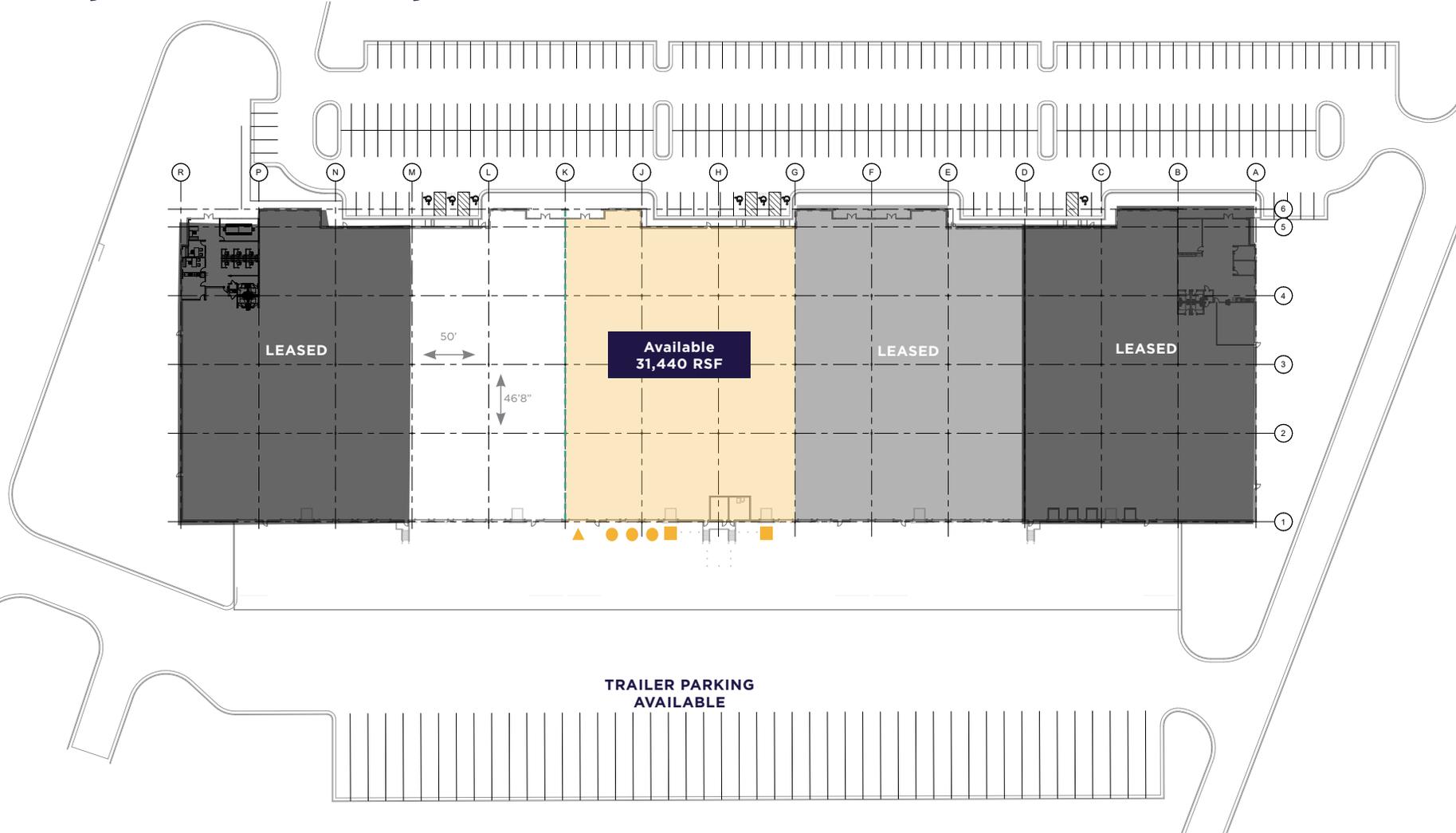
# PROPERTY HIGHLIGHTS

Building Size:	150,598 SF	Parking:	Auto Parking Ratio: 1.6:1,000
Space Available:	±11,060 – 31,440 SF	Water/Sanitary:	2" Water tap & 6" sanitary waste line
Site Area:	12.18 Acres	Loading:	6 dock high doors (2 with dock leveler and seal) 1 Drive-in door with ramp
Lease Rate	Negotiable	Column Spacing:	52' x 46' 8" with 60' Speed bay
Estimated OPEX:	\$7.06 PSF (Est. 2025)	Highlights:	<ul style="list-style-type: none"><li>• Trailer spaces available</li><li>• Brand new construction</li><li>• Existing dock levelers</li><li>• Clerestory windows in warehouse</li></ul>
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)		

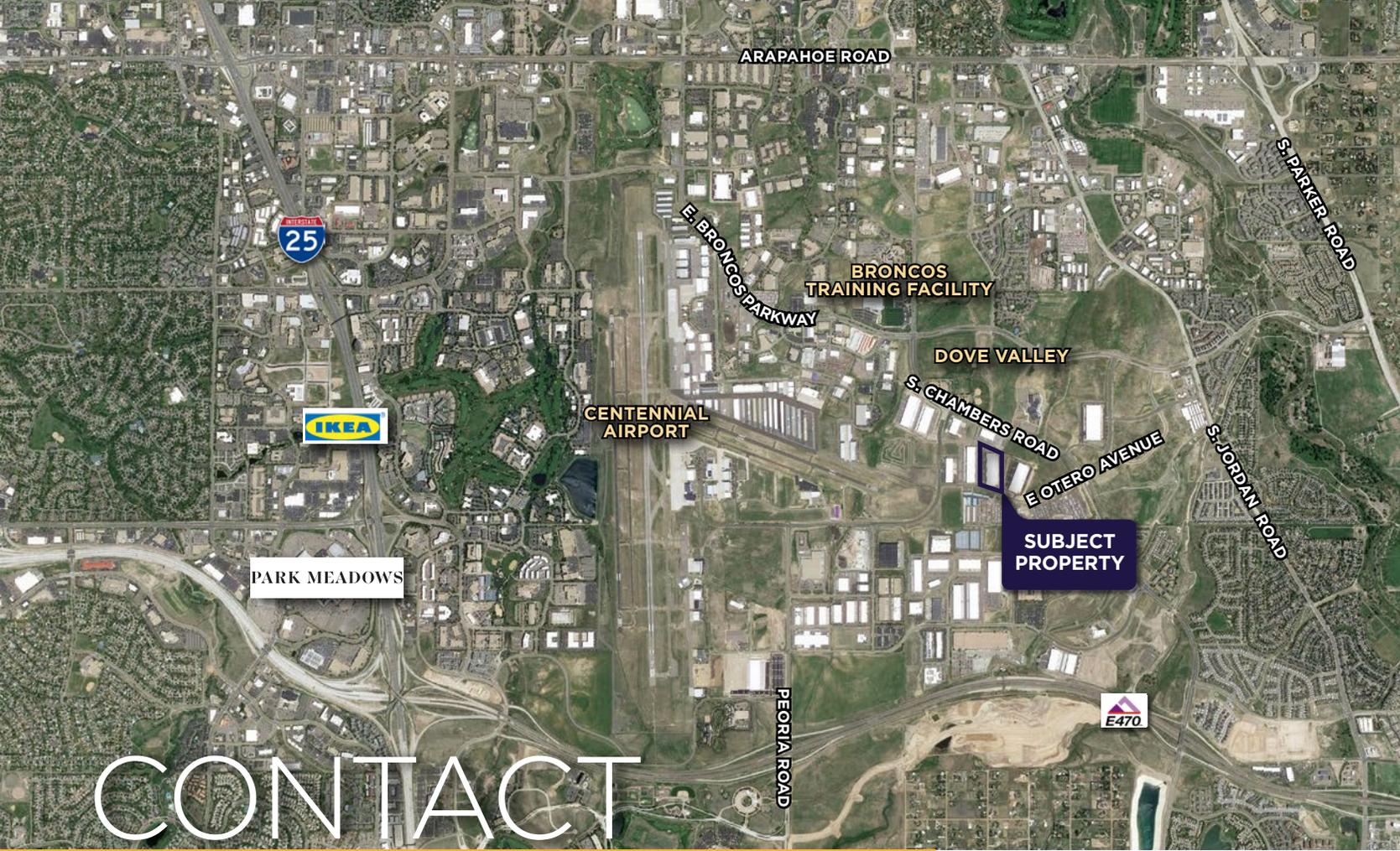


# SITE PLAN

## ±11,060 - 31,440 SF



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



**11 MINUTES**  
TO I-25

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**36 MINUTES**  
TO DOWNTOWN DENVER

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**29 MINUTES**  
TO DENVER  
INTERNATIONAL AIRPORT  
(DEN)

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**4 MINUTES**  
TO CENTENNIAL AIRPORT

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# CONTACT INFORMATION

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