

FOR LEASE

±21,494 – 52,934 SF

TRAILER SPACES AVAILABLE
SPEC SUITE COMPLETE MAY 2025



DOVE VALLEY II BUSINESS CENTER
14251 E. OTERO AVENUE, ENGLEWOOD, CO 80112

PROPERTY HIGHLIGHTS

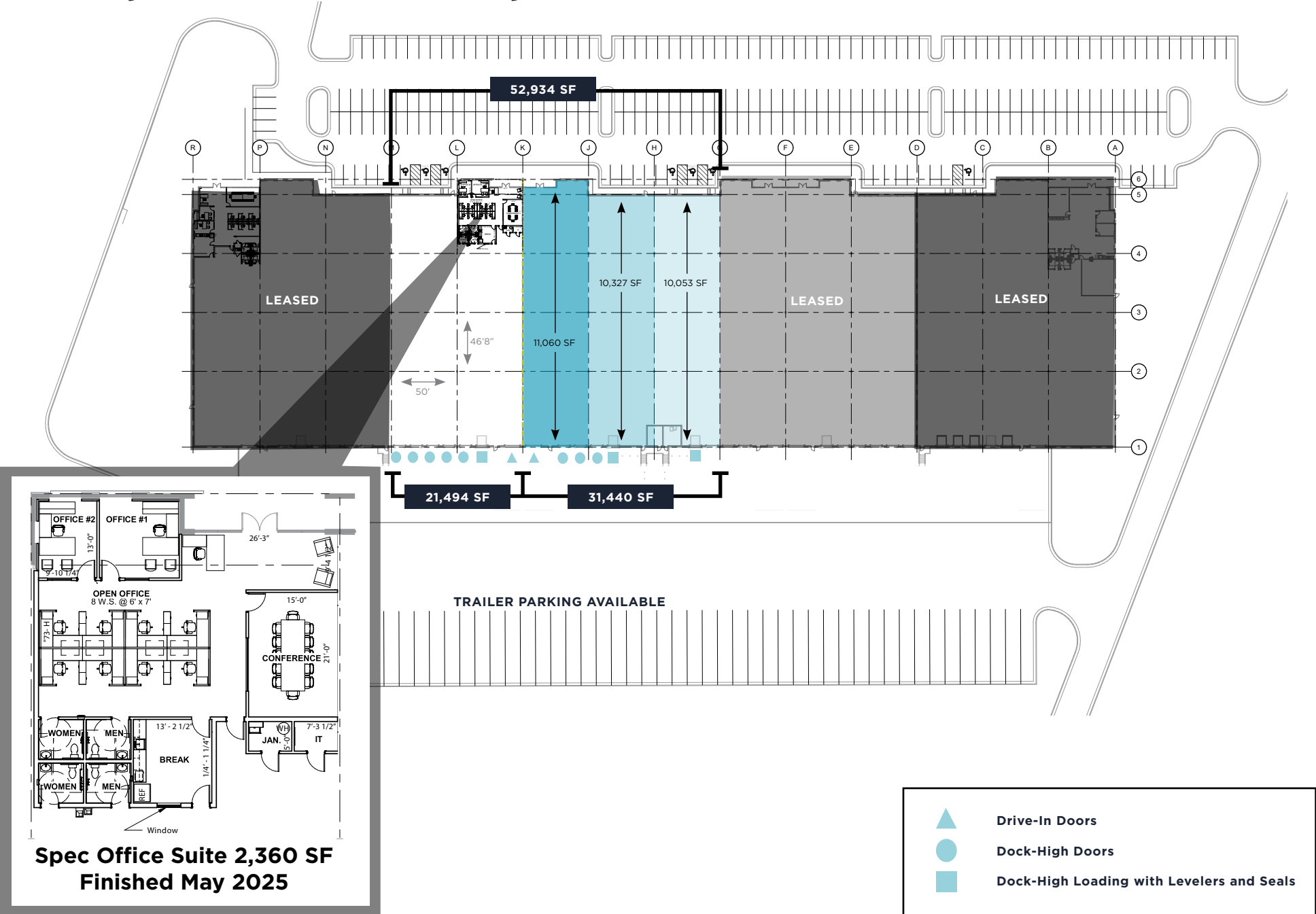
Building Size:	150,598 SF
Space Available:	±21,494 SF - 52,934 SF
Office SF:	2,360 SF
Site Area:	12.18 Acres
Lease Rate	Negotiable
Estimated OPEX:	\$7.06 PSF (Est. 2025)
Truck Court:	185' (Oversized for approved outside storage or trailer parking)
Zoning:	PUD-MU
Clear Height:	±28'
Sprinkler:	ESFR (K-17 heads)
Total Space Power:	3-Phase, 480/277 volts, Up to 900 amps (To be verified)

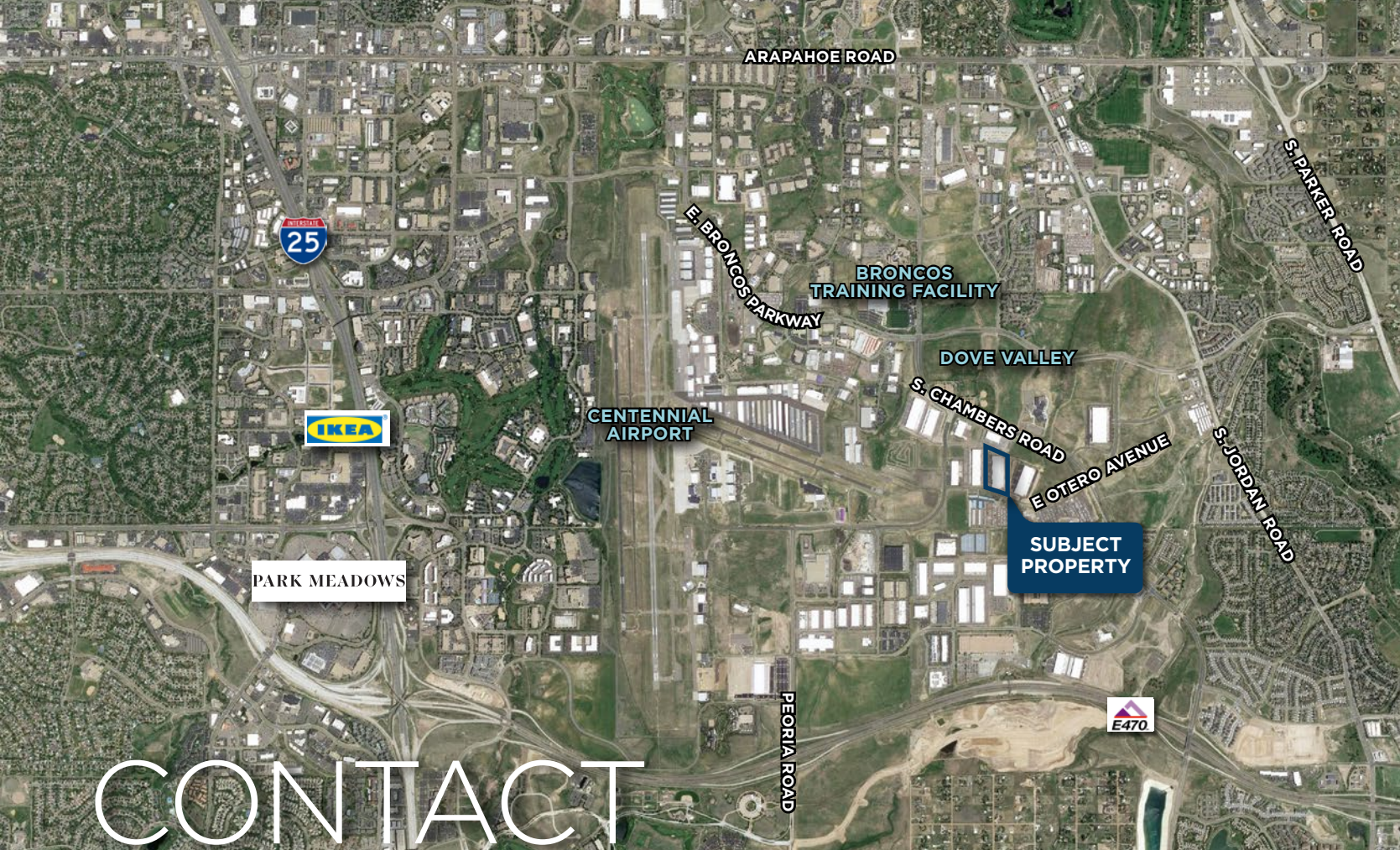
Parking:	Auto Parking Ratio: 1.6:1,000
Water/Sanitary:	2" Water tap & 6" sanitary waste line
Loading:	Up to 11 dock high doors (3 with dock leveler and seal) 2 Drive-in doors with ramp
Column Spacing:	52' x 46' 8" with 60' Speed bay
Highlights:	• Spec suite completing May 2025 • Trailer spaces available • Brand new construction • Existing dock levelers • Clerestory windows in warehouse



SITE PLAN

±21,494 SF - 52,934 SF





CONTACT INFORMATION

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