



ALPHA
INDUSTRIAL
PROPERTIES

FOR LEASE

26,461 SF
Industrial
Space Available

OTERO
LOGISTICS CENTER

14353 E. Otero Ave
Englewood
Colorado 80112



PROPERTY HIGHLIGHTS

AVAILABLE SPACE

26,461 SF

Site

± 12 AC

Truck Postions

37

Parking

219 SPACES
1.6/1,000

Lease Rate

TO QUOTE

Opex

\$4.17/SF


Features


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





PROPERTY FEATURES


BUILDING FLOOR PLAN


- 


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


PARKING
219 spaces
- 

OFFICE
To-suit
- 

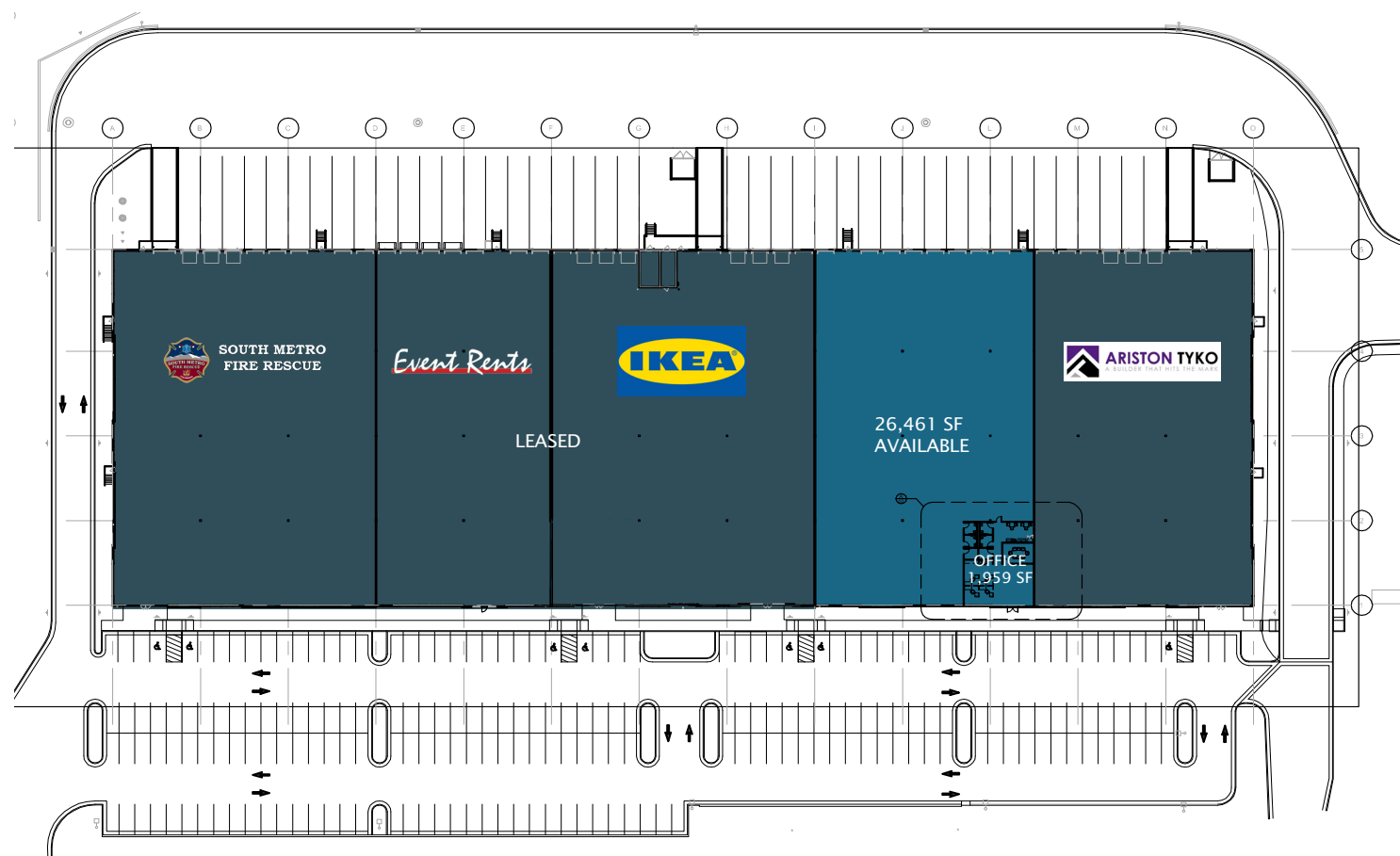
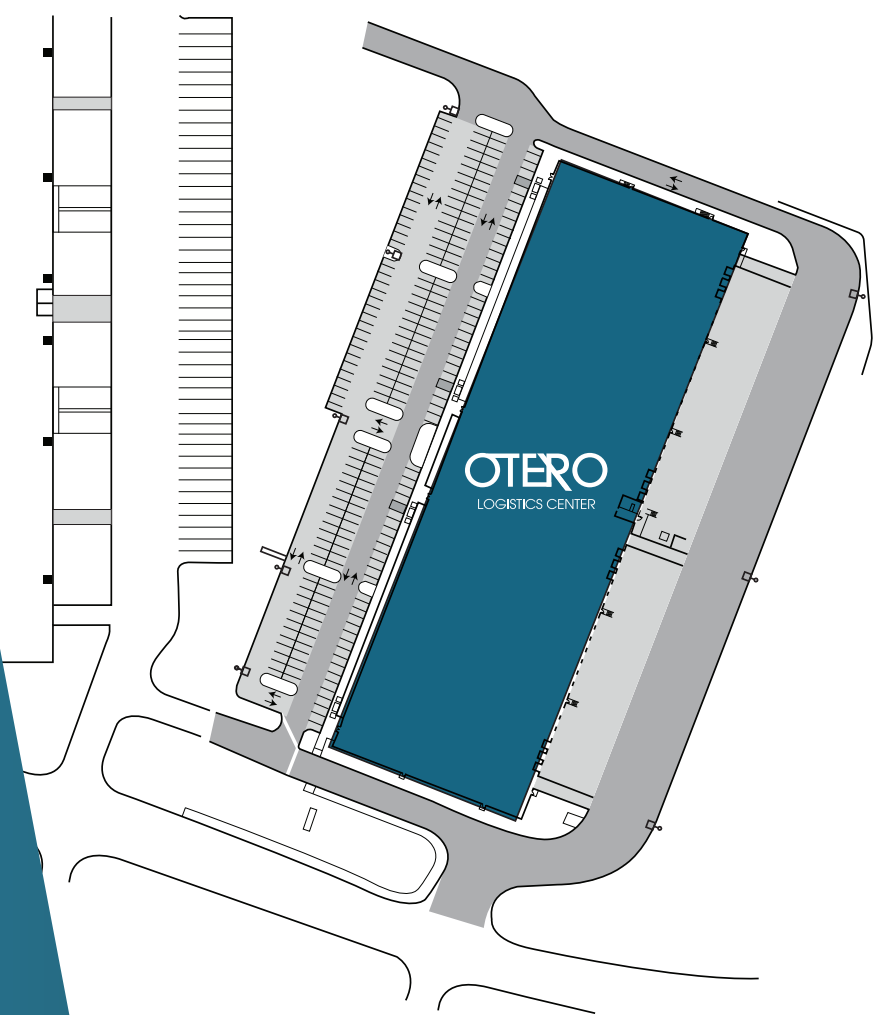
TRUCK COURT
DEPTH 130 feet
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SPRINKLER
ESFR sprinkler system
- 

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

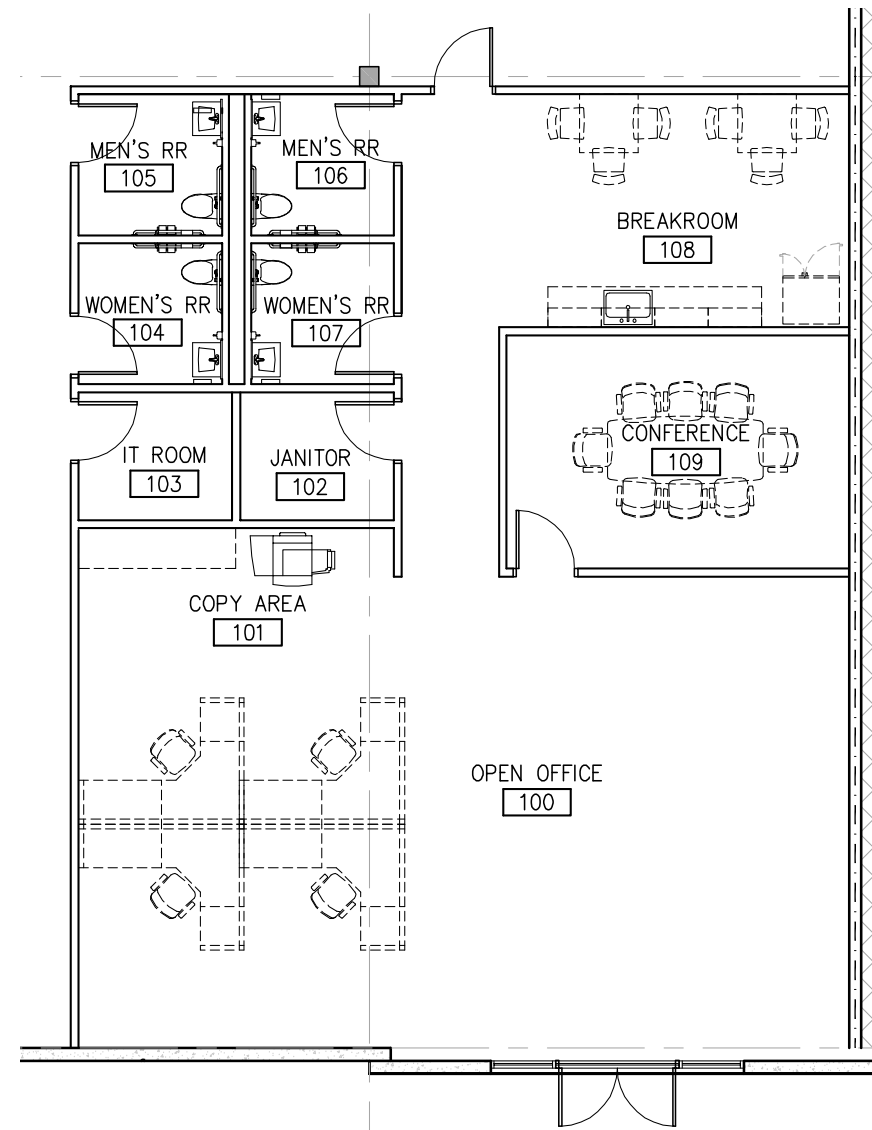
CEILING HEIGHT
32' clear height
- 

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



SPEC SUITE

1,959 SF Spec Suite Designed and Permitted!



SUITE 103

DEMOGRAPHICS (within a 5-mile radius)



201,832
Population



78,069
Households



\$96,917
Average
Household Income



7.95%
Projected Pop Growth
(2019-2024)

DRIVE TIMES



**For further
leasing information
please contact:**

JAMES MCGILL

james.mcgill@jll.com
+1 303 260 6536

CHRIS SCHULTZ

chris.schultz@jll.com
+1 303 260 6531

CARMON HICKS

carmon.hicks@jll.com
+1 303 217 7975

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