

The POINT

AT DENVER SOUTH

8039 S. Chambers Rd. & 14707 E. Otero Ave.
Englewood, CO



2 BUILDING, **± 194,575 SF** NEW CONSTRUCTION DEVELOPMENT
CLASS A INDUSTRIAL
LAST MILE LOGISTICS IN DENVER SOUTH



Superior visibility &
signage from corner lot



Convenient access to
Arapahoe Rd., I-25,
E-470 & Parker Rd.



Abundant
Neighborhood
Amenities



Less than 2-Miles to
Centennial Airport



Central
Southeast
Location



Multiple access
points via
Chambers Rd. & Otero Ave.



CONTACT
BROKER



www.thepointds.com



T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

NICK RICE
+1 720 833 4620
nick.rice@colliers.com

NICHOLAS NASHARR
+1 303 283 4563
nicholas.nasharr@colliers.com

4643 S. Ulster Street • Suite 1000
Denver, CO 80237
+1 303 745 5800 • FAX +1 303 745 5888
www.colliers.com/denver

PROPERTY INFORMATION & LOCATION

Total Project Size **194,575 SF**

City **Englewood**

Site Size **14.78 Acres**

County **Arapahoe**

Clear Height **Building 1: 32'
Building 2: 28'**

Zoning **MU**

Loading **Dock High & Drive-In**

Mill Levy **107.631**

Sprinkler **ESFR**

Parking Ratio **Building 1: 1.29/1,000
Building 2: 1.45/1,000**

Column Spacing **Building 1: 52'x55' (60' speed bay)
Building 2: 52'x50' (60' speed bay)**

Trailer Parking **16 Spaces**

LEASE RATE

\$10.50/SF NNN (Negotiable)

2023 EST. OP. EX.

\$4.50/SF



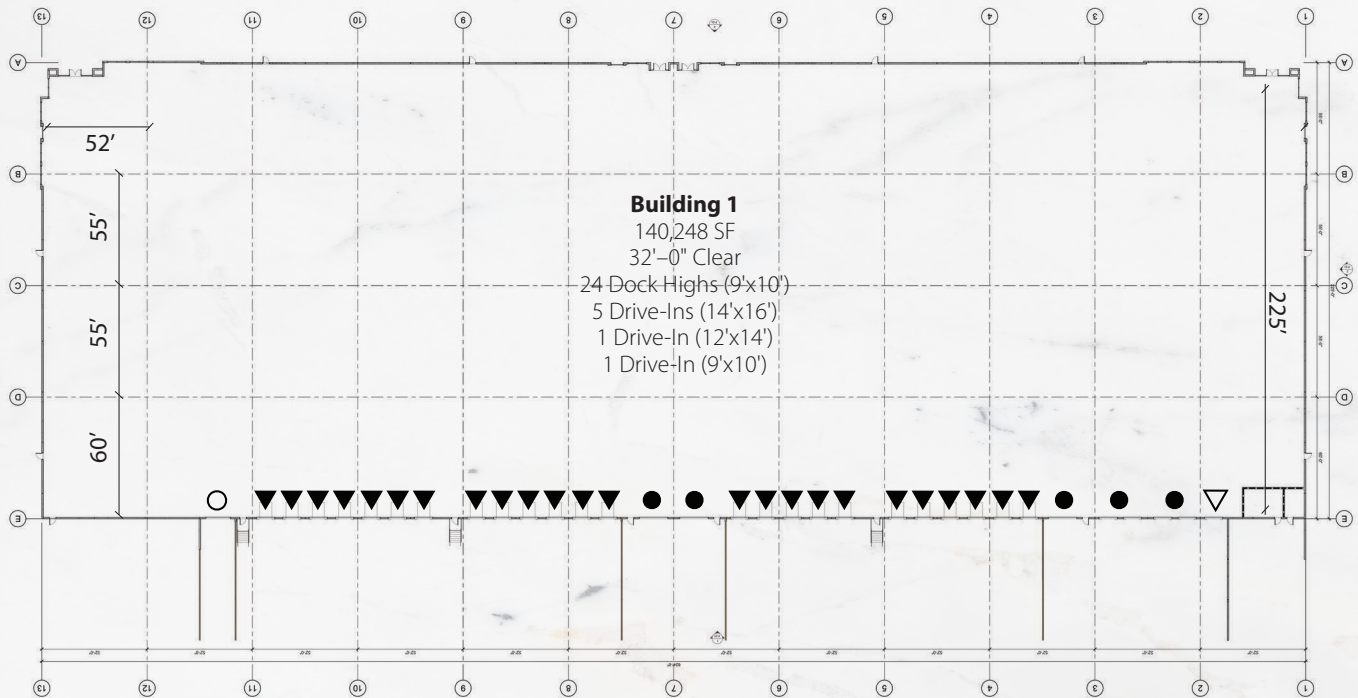
PROJECT HIGHLIGHTS

The POINT AT DENVER SOUTH

BUILDING ONE

8039 S. Chambers Rd.
Englewood, CO 80112

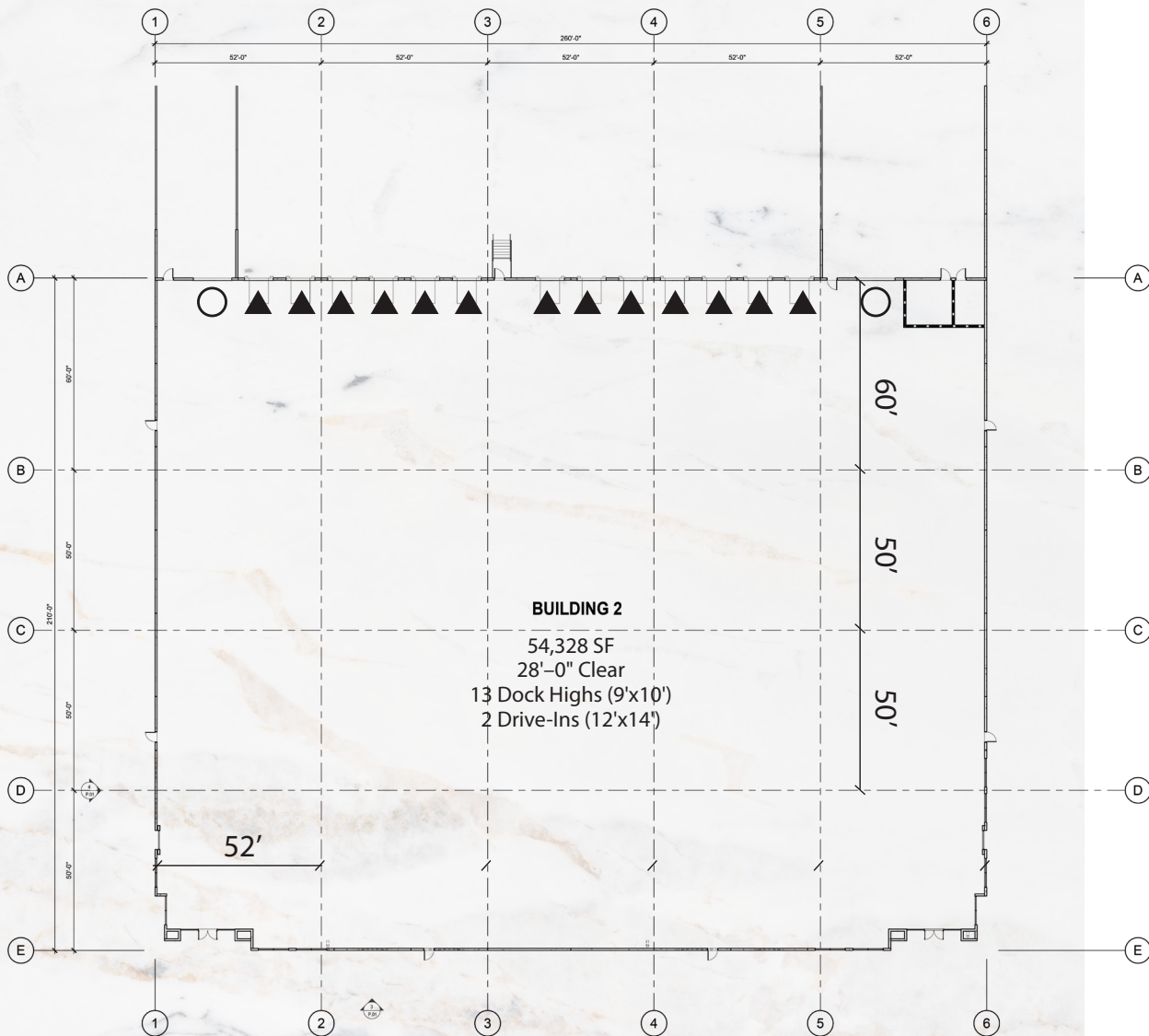
- 140,247 SF
- Minimum Divisibility: 23,396 SF
- 32'-0" Clear
- Parking Ratio: 1.29/1,000
- Trailer Parking: 16 Spots
- ▼ 24 Dock Highs (9'x10')
- ● 5 Drive-Ins (14'x16')
- ○ 1 Drive-In (12'x14')
- ▽ 1 Drive-In (9'x10')



BUILDING TWO

14707 E. Otero Ave.
Englewood, CO 80112

- 54,328 SF
- Minimum Divisibility: 21,704 SF
- 28'-0" Clear
- Parking Ratio: 1.45/1,000
- ▼ 13 Dock Highs (9'x10')
- ○ 2 Drive-Ins (12'x14')



WHY ARAPAHOE COUNTY?

- Colorado's first county & Colorado's fastest growing county with approximately 671,000 residents today.
- By 2030, Arapahoe County is expected to become the largest Denver Metro county with more than 800,000 residents
- Arapahoe County has the **lowest property tax** in the Denver Metro area

2023 LABOR DEMOGRAPHICS

15 Minute Drive Time

		
POPULATION	HOUSEHOLD	MEDIAN HOUSEHOLD INCOME
482,345	183,772	\$115,187
GROWTH SINCE 2010	GROWTH SINCE 2010	2026 PROJECTED
25.4%	24.1%	\$132,617

30 Minute Drive Time

		
POPULATION	HOUSEHOLD	MEDIAN HOUSEHOLD INCOME
1,930,230	769,334	\$95,490
GROWTH SINCE 2010	GROWTH SINCE 2010	2026 PROJECTED
22.2%	21.6%	\$111,798





LOCATION OVERVIEW

DRIVE TIMES/ACCESS	MILES	TIME
Arapahoe Road	0.4	1 min.
Parker Road	2.1	4 min.
Centennial Airport	2.0	5 min.
I-25	3.6	6 min.
C-470	3.7	10 min.
Downtown Denver	18.4	25 min.
DIA	27.7	32 min.
Colorado Springs	58.4	60 min.

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

NICK RICE
+1 720 833 4620
nick.rice@colliers.com

NICHOLAS NASHARR
+1 303 283 4563
nicholas.nasharr@colliers.com

4643 S. Ulster Street • Suite 1000
Denver, CO 80237
+1 303 745 5800 • FAX +1 303 745 5888
www.colliers.com/denver



QUANNAH
PARTNERS



The POINT

AT DENVER SOUTH

8039 S. Chambers Rd. & 14707 E. Otero Ave.
Englewood, CO

