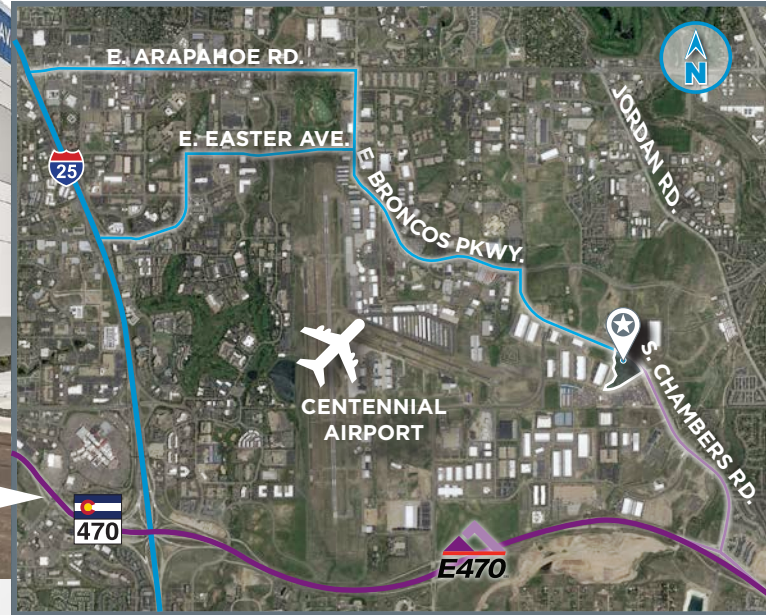


FULLY DELIVERED AWAITING TENANTS!

# The POINT

## AT DENVER SOUTH

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



GREAT INTERSTATE ACCESS!

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.



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# PROPERTY INFORMATION & LOCATION

Total Project Size **194,575 SF**

Site Size **14.78 Acres**

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

Loading **Dock High & Drive-In**

Sprinkler **ESFR**

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

Power **Building 1: 1,400 amps remaining, 480/277V, 3PH, 4W**  
**Building 2: 1,000 amps 480/277V, 3PH, 4W**

City **Englewood**

County **Arapahoe**

Zoning **MU**

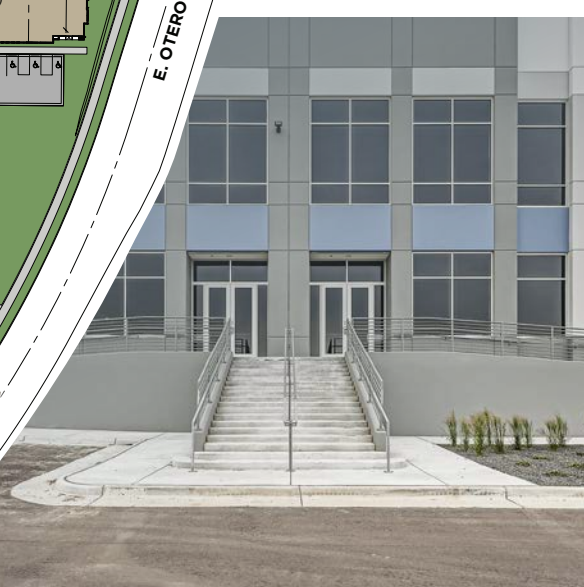
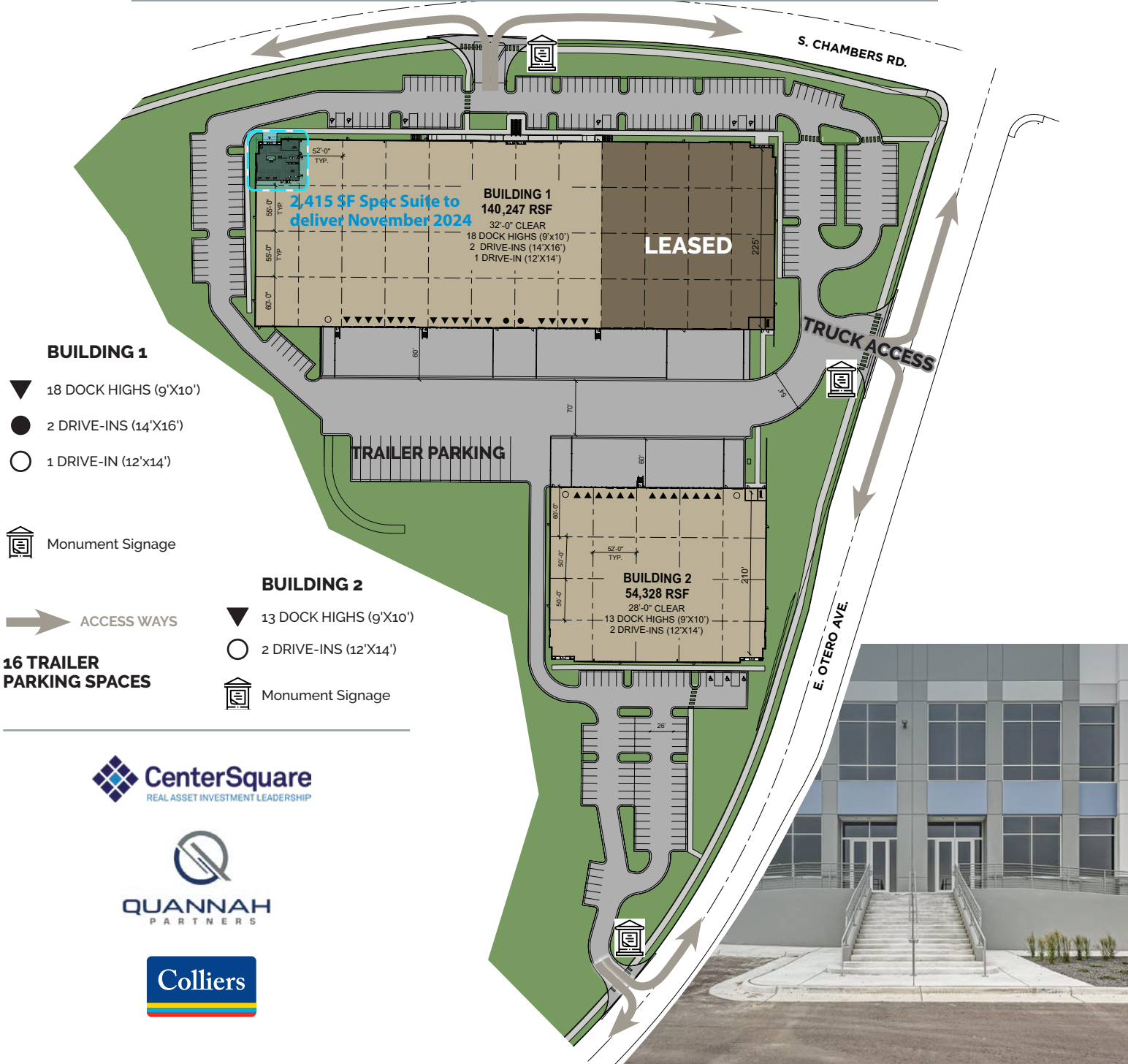
Mill Levy **107.631**

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

Trailer Parking **16 Spaces**

Connectivity **Fiber Ready**

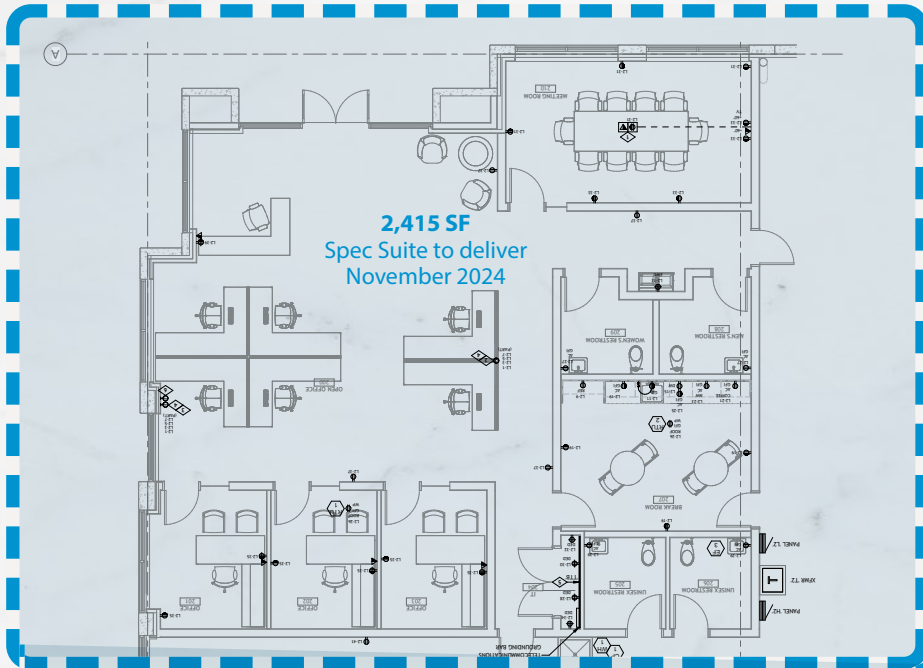
**LEASE RATE** 2024 EST. OP. EX.  
 Building 1: **\$11.00-\$11.50/SF NNN** **\$6.00/SF**  
 Building 2: **\$11.50-\$12.50/SF NNN**



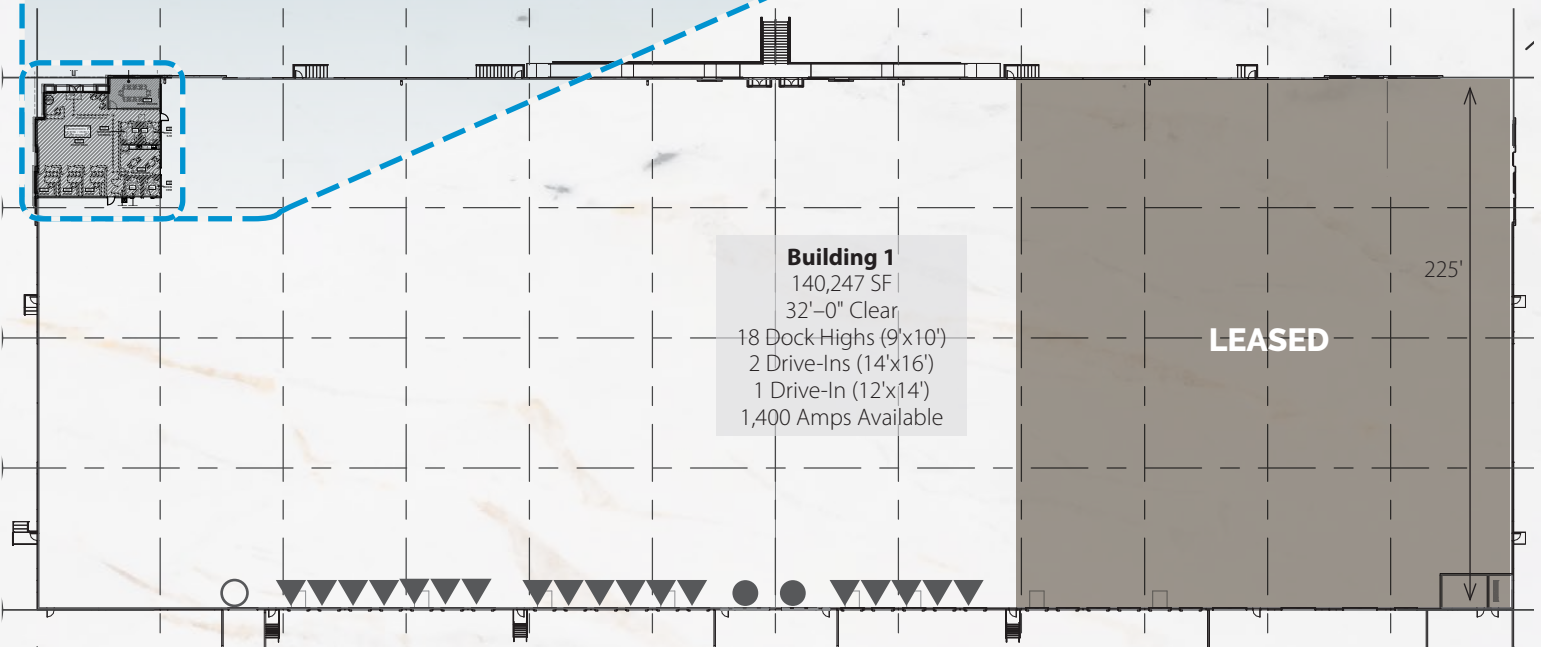
# PROJECT HIGHLIGHTS

BUILDING ONE | 8039 S. Chambers Rd., Englewood, CO 80112

- 140,247 SF
- 32'-0" Clear
- Parking Ratio: 1.29/1,000
- Trailer Parking: 16 Spots
- Power Remaining: 1,400 Amps 480/277V, 3PH, 4W
- ▼ 24 Dock Highs (9'x10')
- ● 5 Drive-Ins (14'x16')
- ○ 1 Drive-In (12'x14')
- ▽ 1 Drive-In (9'x10')

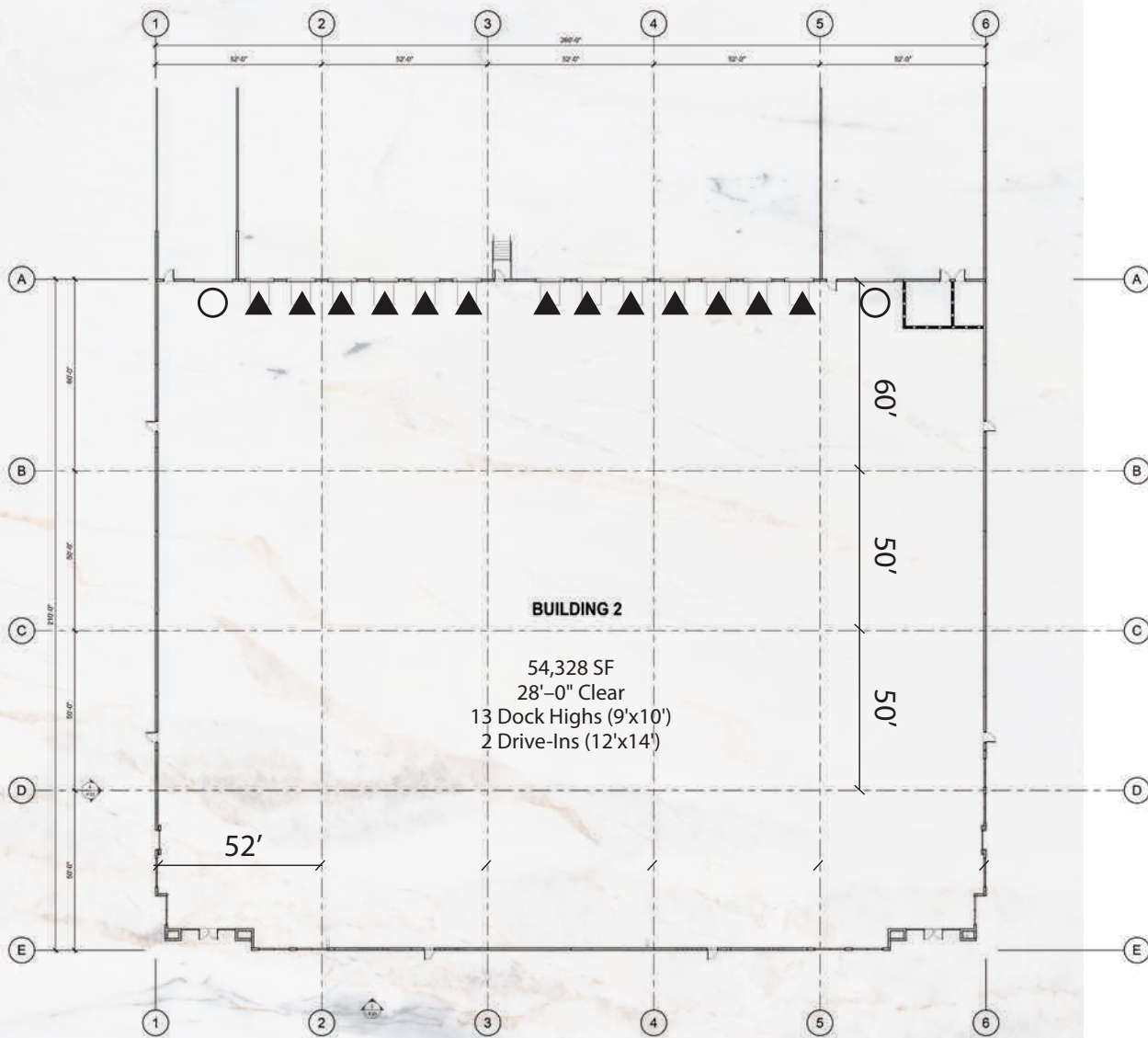


AVAILABLE:  
**93,520 SF**  
 Divisible to 23,396 SF



**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
- Power: 1,000 amps 480/277V, 3PH, 4W
- ▼ 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

## 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.

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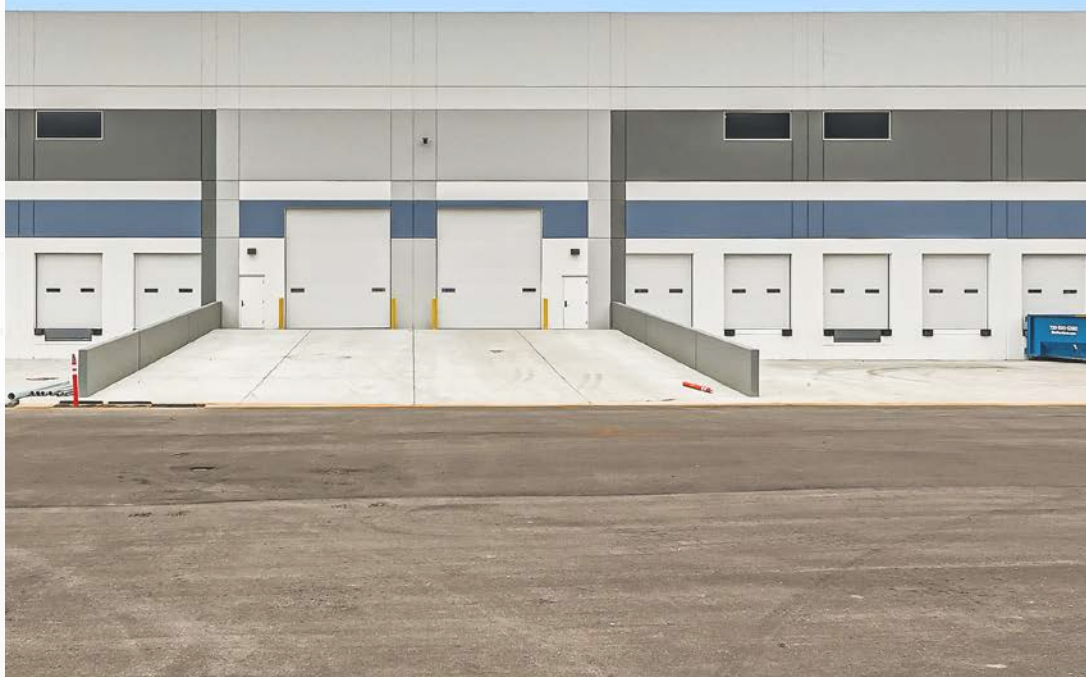
**QUANNAH**  
PARTNERS



# The POINT

## AT DENVER SOUTH

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



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