

FULLY DELIVERED AWAITING TENANTS!

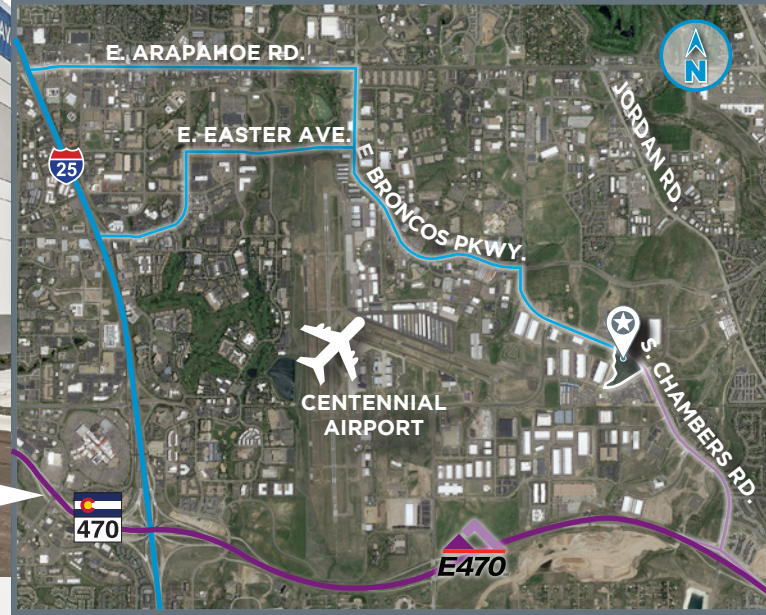
# The POINT

## AT DENVER SOUTH

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



GREAT INTERSTATE ACCESS!



93,520 SF REMAINING: 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'

Loading Dock High & Drive-In

Sprinkler ESFR

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

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

City Englewood

County Arapahoe

Zoning MU

Mill Levy 107.631

Parking Ratio Building 1: 1.29/1,000

Trailer Parking 16 Spaces

Connectivity Fiber Ready

**LEASE RATE** 2025 EST. OP. EX.  
 Building 1: \$11.00-\$11.50/SF NNN \$6.00/SF



**BUILDING 1**

- ▼ 18 DOCK HIGHS (9'X10')
- 2 DRIVE-INS (14'X16')
- 1 DRIVE-IN (12'X14')

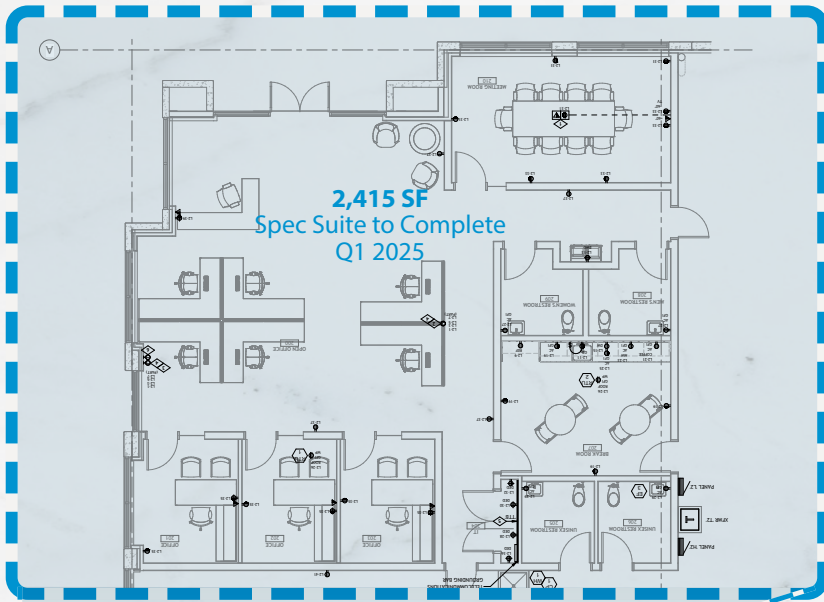
Monument Signage

ACCESS WAYS

16 TRAILER PARKING SPACES



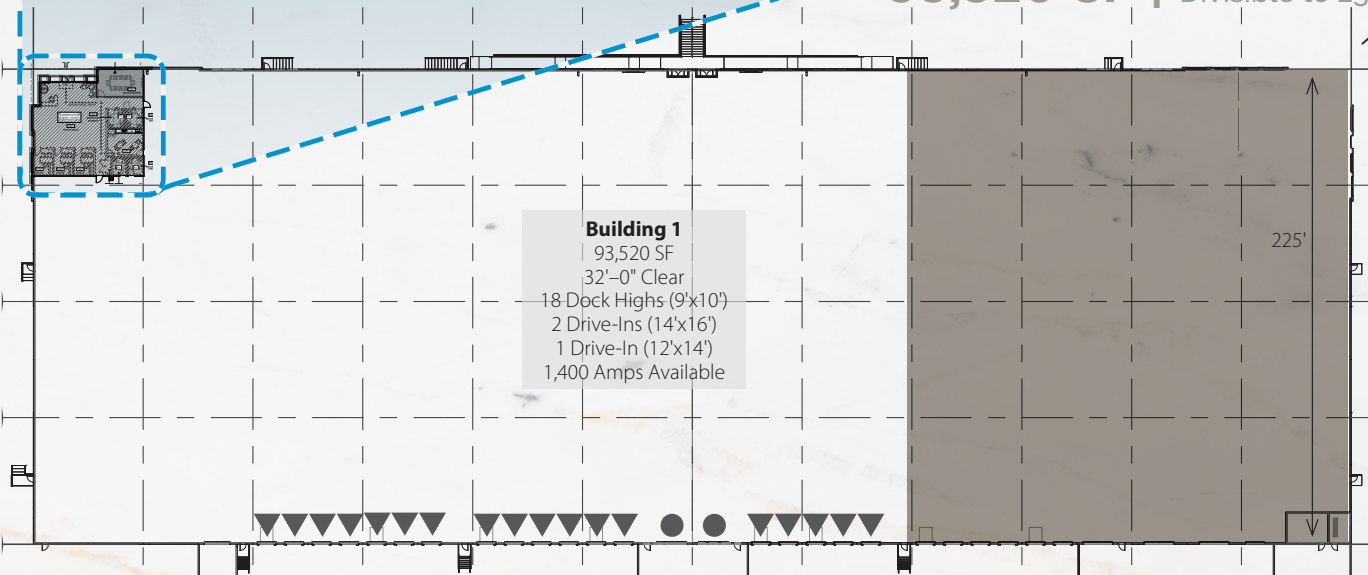
# PROJECT HIGHLIGHTS



**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
- ▼ 18 Dock Highs (9'x10')
- ● 2 Drive-Ins (14'x16')
- ○ 1 Drive-In (12'x14')

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





## 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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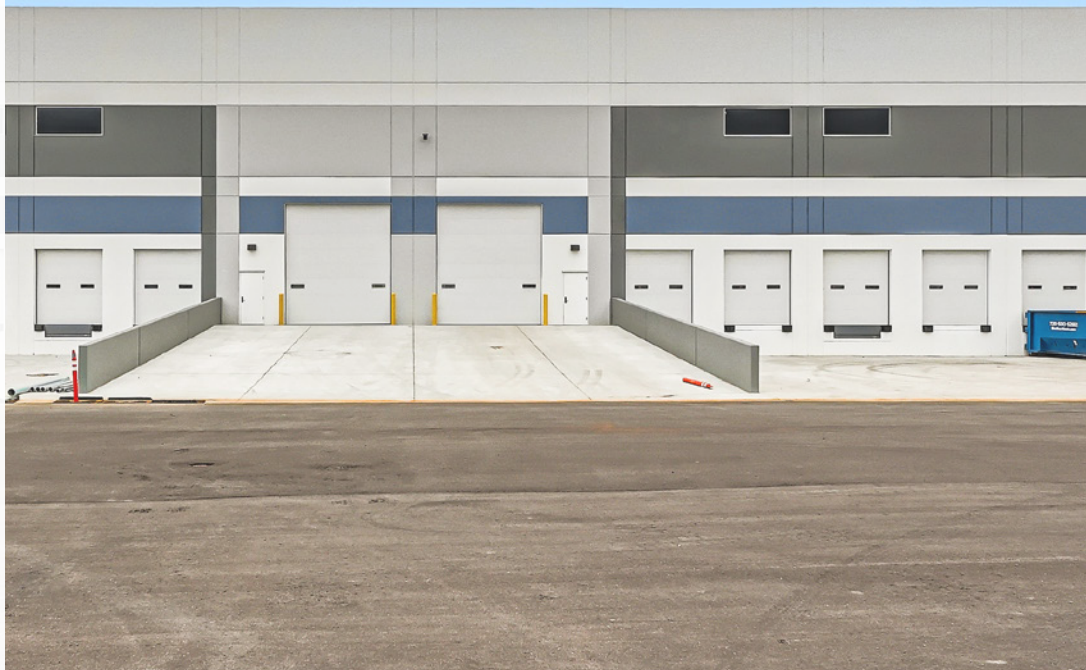
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**QUANNAH**  
PARTNERS



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 Englewood, CO



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