

FULLY DELIVERED AWAITING TENANTS!

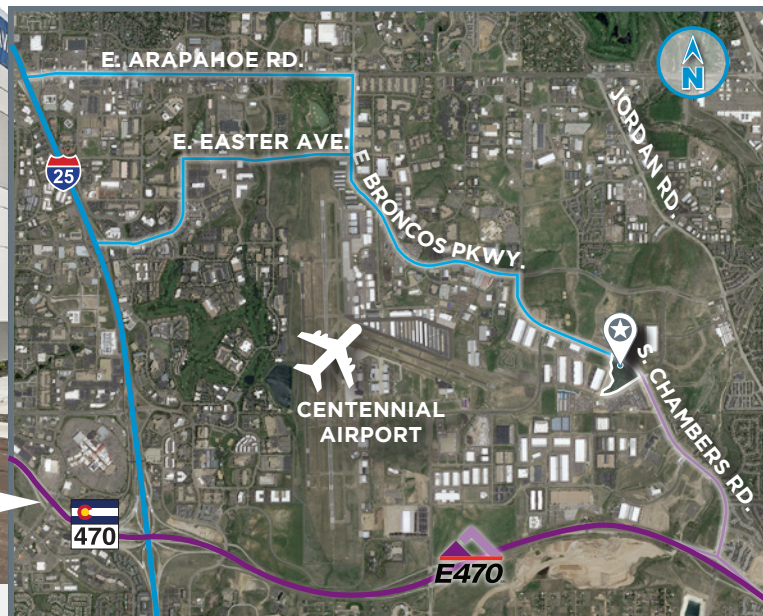
# The POINT

## 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**

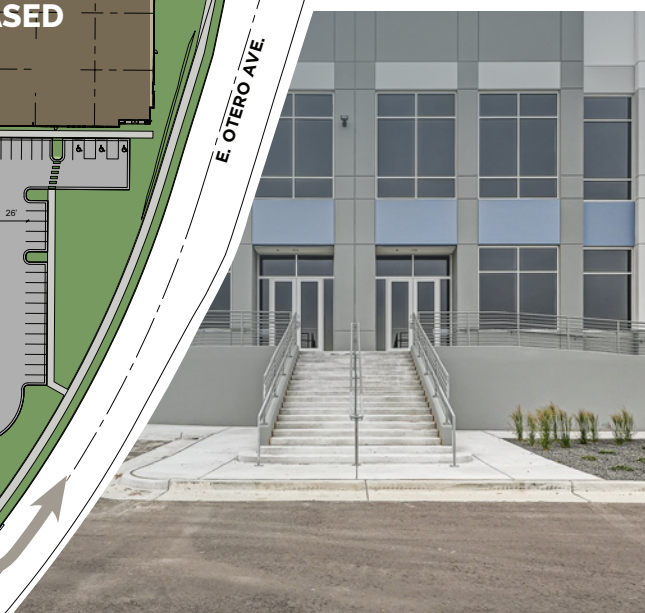
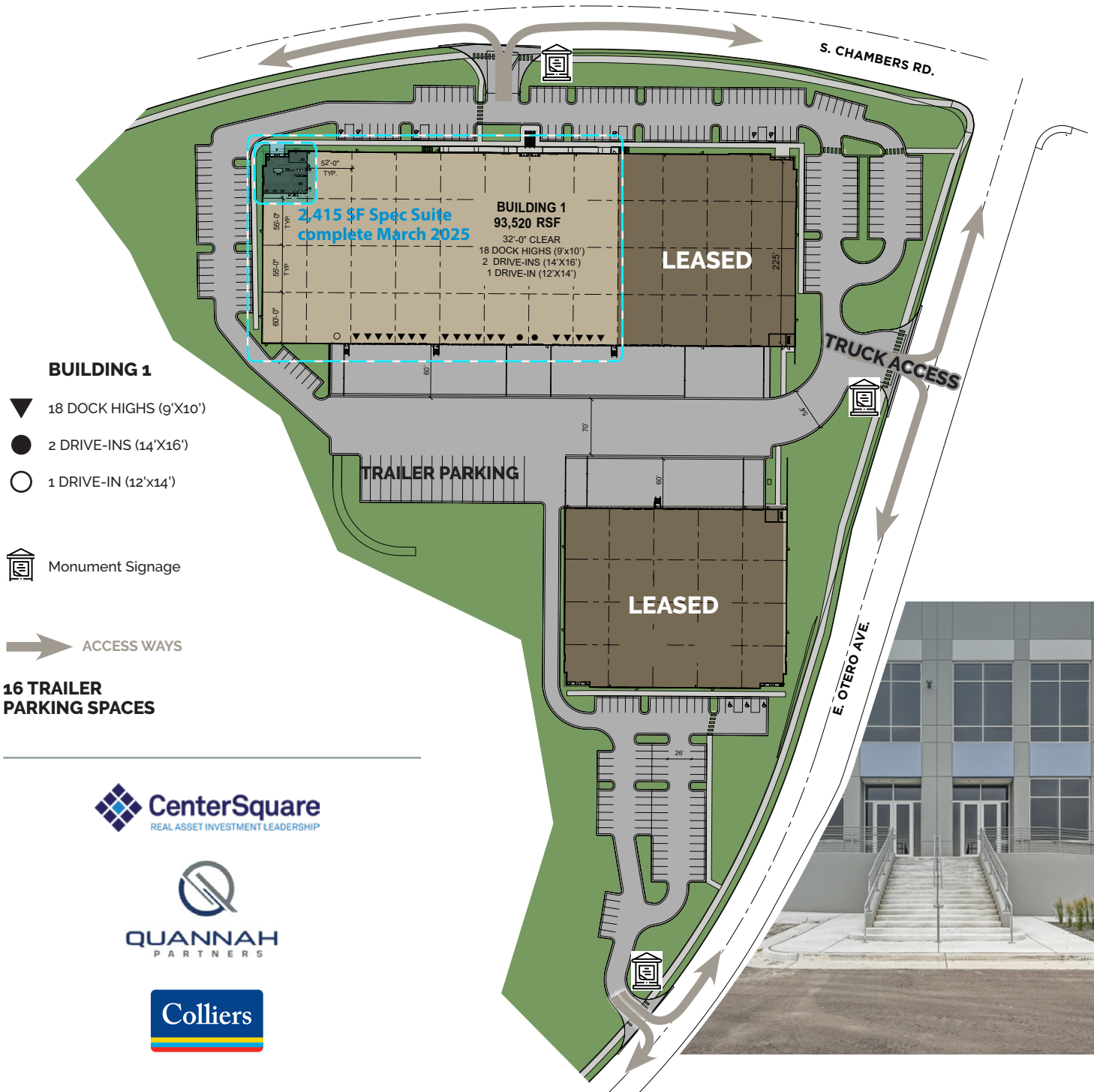
Mill Levy **107.631**

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

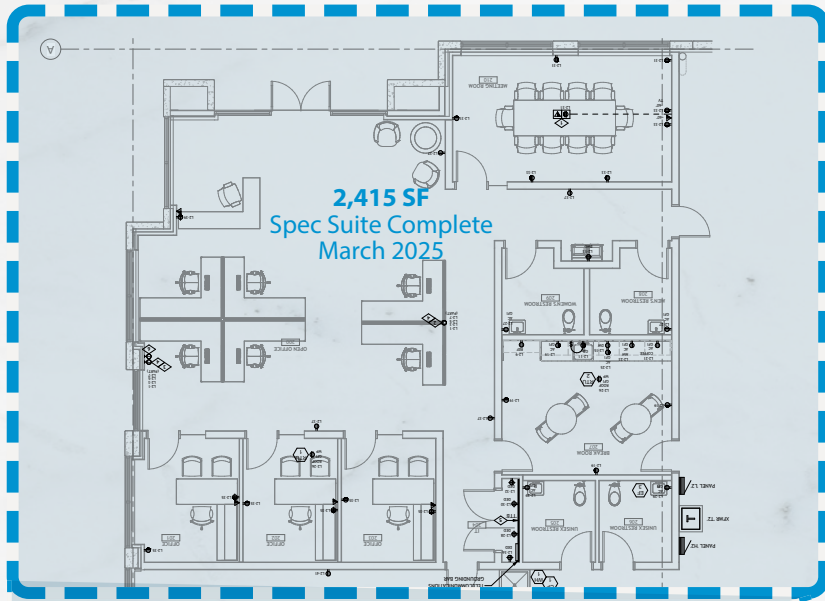
Trailer Parking **16 Spaces**

Connectivity **Fiber Ready**

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



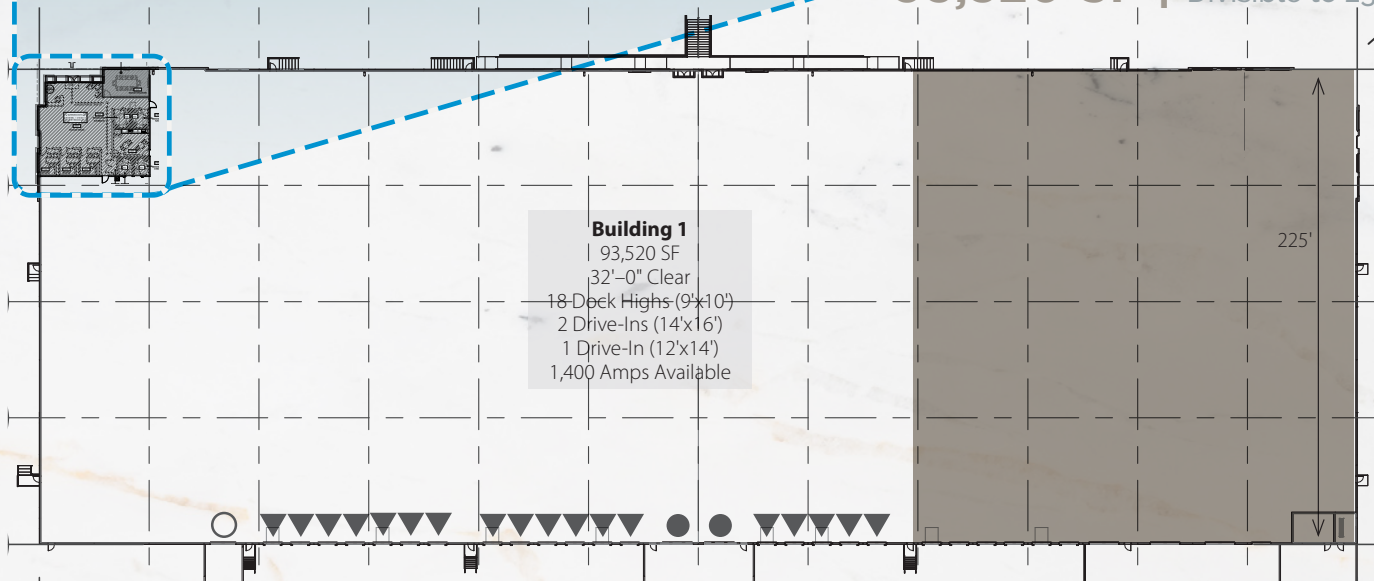
# PROJECT HIGHLIGHTS



**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



**Building 1**  
| 93,520 SF  
32'-0" Clear  
18-Dock Highs (9'x10')  
2 Drive-Ins (14'x16')  
1 Drive-In (12'x14')  
1,400 Amps Available





## LOCATION OVERVIEW

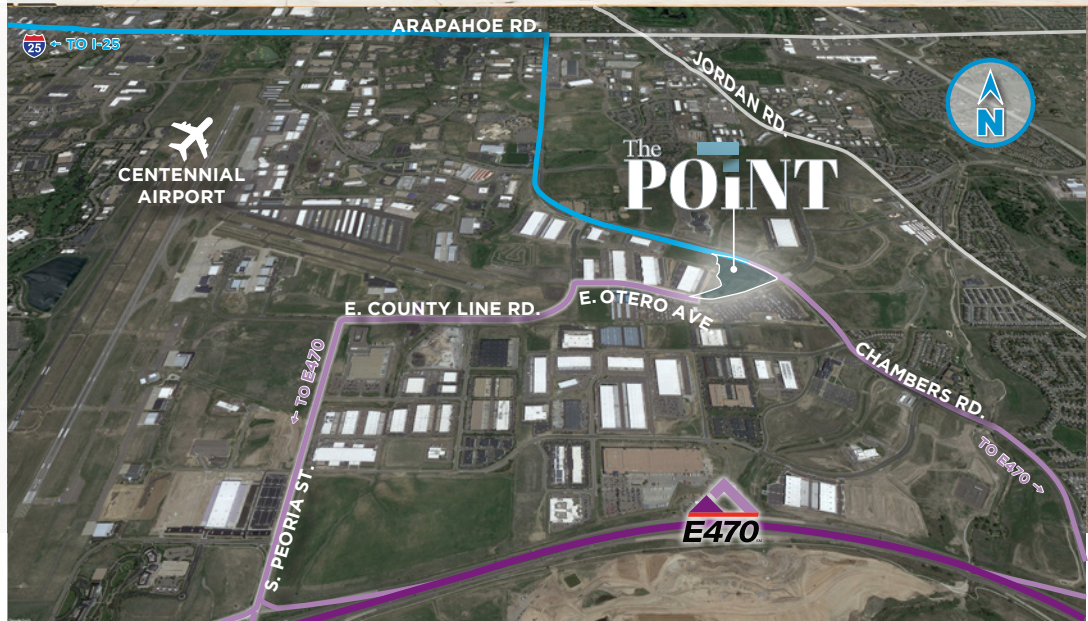
DRIVE TIMES/ACCESS	MILES	TIME
Arapahoe Road	0.4	1 min.
Parker Road	2.1	4 min.
Centennial Airport	2.0	5 min.
I-25	3.6	6 min.
C-470	3.7	10 min.
Downtown Denver	18.4	25 min.
DIA	27.7	32 min.
Colorado Springs	58.4	60 min.

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