

**INDUSTRIAL SPACE
FOR LEASE**

Dove Valley Business Park

12876 E. ADAM AIRCRAFT CIRCLE | ENGLEWOOD, CO 80112



Building Information

- > Available: 50,000 SF (Divisible)
- > Office: ±23,600 SF
- > Land: ±3.09 Acres (Fenced and Gated with Controlled Access)
- > Loading: Hangar Door (64' x 24')
Four (4) Drive-In Doors (10' x 10')
- > Parking: Approximately 2.7:1,000
- > Clear Height: 24' Warehouse
11' R&D/Manufacturing/Assembly
- > Year Built: 2000
- > Construction: Concrete Tilt-Up
- > Power: 1,600 Amps, 480/277 Volt
(To be Verified by Electrician)
- > Sprinklered: Yes
- > Lease Rate: \$8.50/SF NNN

**EXCELLENT FREESTANDING
CORPORATE IMAGE WITH
MONUMENT SIGNAGE!**

Highlights

- > Fiber to building
- > 100% temperature controlled office and warehouse
- > Generous high bay lighting
- > Compressed air lines
- > Monument signage
- > Secured access to site
- > Hangar door with potential for access to Centennial Airport
- > Copious amounts of glass line
- > Two-story office with mountain views

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Accelerating success.

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SECOND FLOOR OFFICE

