



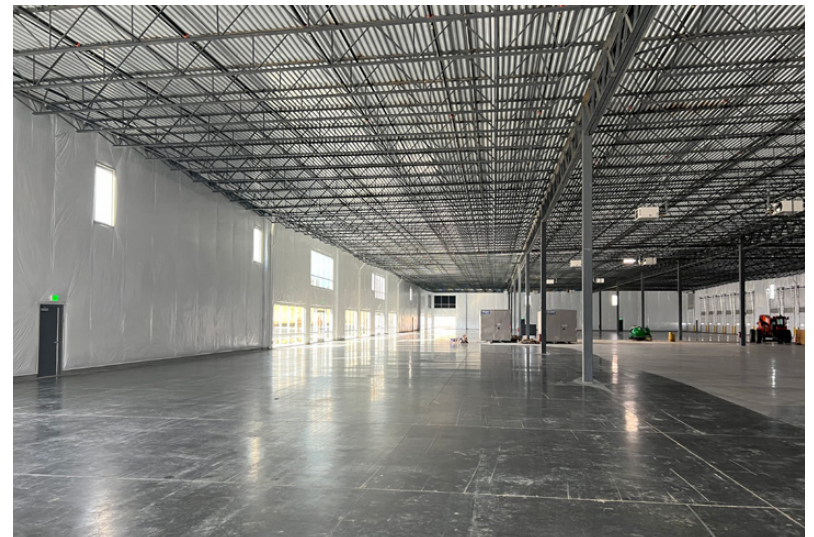
## Southeast Denver's Most Infill Industrial Development

**304,172 SF CAMPUS  
ON 22 ACRE SITE**

**PHASE I - 79,343 SF & 72,743 SF Buildings  
PHASE II - COMING SOON**

# PROPERTY HIGHLIGHTS

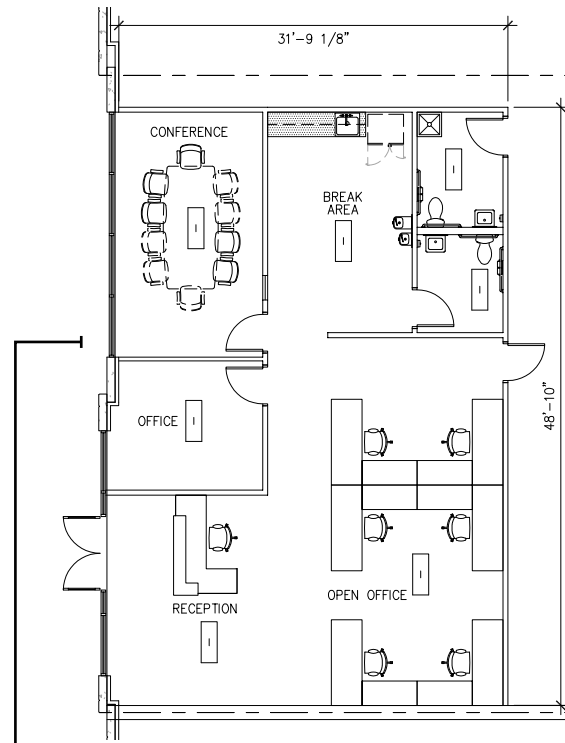
- **BUILDING SIZE:** Phase I:
  - 11233 E Caley Ave - Building 3 - 72,743 SF - (17,320 SF AVAILABLE)
  - 11243 E Caley Ave - Building 4 - 79,343 SF (FULLY LEASED)
- **LEASE RATE:** Per Quote
- **OPERATING EXPENSES:** \$4.55/SF (assumes fully assessed)
- **MILL LEVY:** 98.37 (lowest in SE Market)
- **CEILING HEIGHT:** 24' Clear
- **BUILDING 3 AVAILABLE LOADING:**
  - (1) X 12'X14' Drive-In Loading Door
  - (5) X 9'X10' Dock-High Loading Doors
- **OFFICE:** Spec Office Planned totaling 1,551 SF
- **BUILDING DEPTH:** Building 3 - 165' | Building 4 - 180'
- **TRUCK SECURITY:** Fully secured truck court
- **COLUMN SPACING:**
  - 52' x 52' Building 3
  - 52' x 60' Building 4
- **SPRINKLERED:** ESFR
- **WINDOWS:** 10' floor to ceiling on three sides of building
- **POWER:** 2000 AMP 480 V 3 Phase per building
- **PARKING:** Building 3 - 1.85 : 1,000 (134 spaces) excludes truck court
- Building 4 - 2.36: 1,000 (187 spaces) excludes truck court



## HIGHLIGHTS

- Direct access from I-25 at Arapahoe Rd 1.5 miles
- Closest new generation warehouses to DTC
- Access to adjacent Peakview Park recreation area
- Lightrail access via Arapahoe Road bus
- Abundant nearby retail and service amenities
- On-building signage

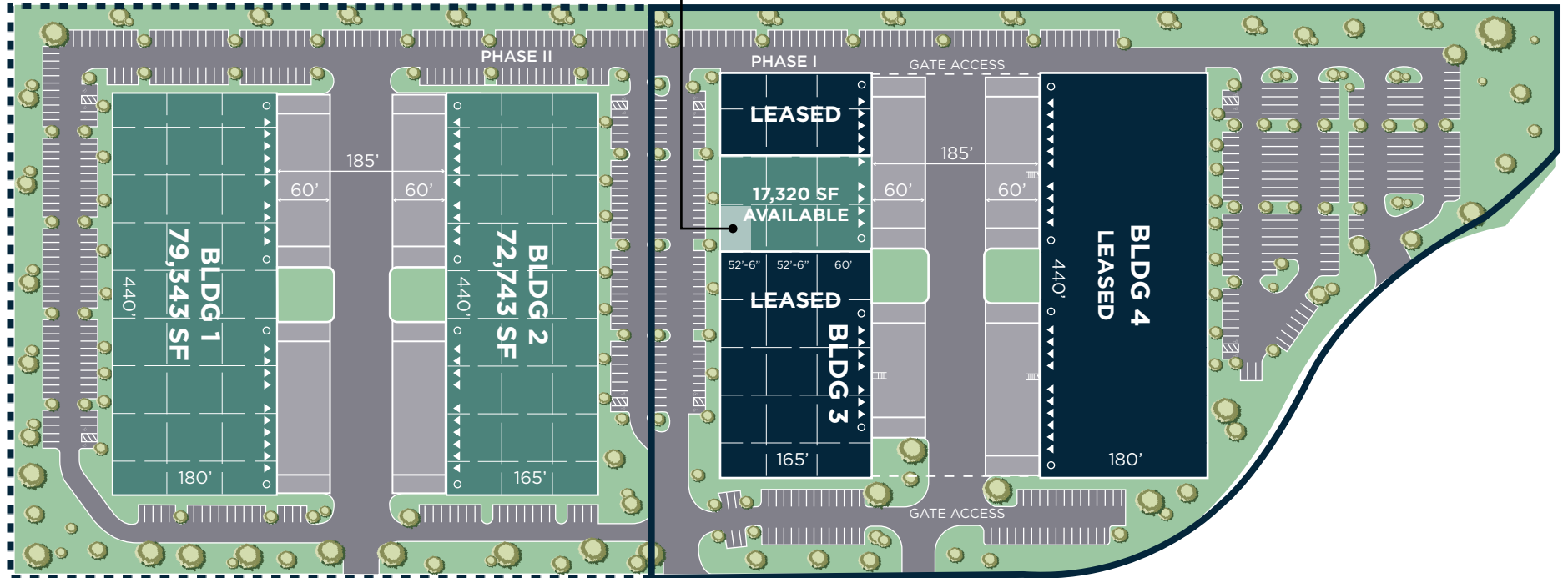
# SITE PLAN



**SPEC OFFICE PLANNED  
1,551 SF**

**PHASE II : COMING SOON**

**PHASE I : COMPLETE**





# AERIAL MAP





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