

CENTRALLY LOCATED BRAND NEW CLASS A

INDUSTRIAL AVAILABILITY
20,000 -186,799 SF



186,799 SF AVAILABLE | DIVISIBLE TO 20,000 SF

Total SF: 217,249 SF
Lease Rate: \$10.00 –
\$13.50/SF NNN
2025 Expenses: \$5.10/SF

Loading: 52 Dock High &
8 Drive-Ins
Power: 4,000 Amps
Spec Suites: 3 Existing



Located in the Heart
of the Southeast
Market



Easy access to E470,
I25, & I225

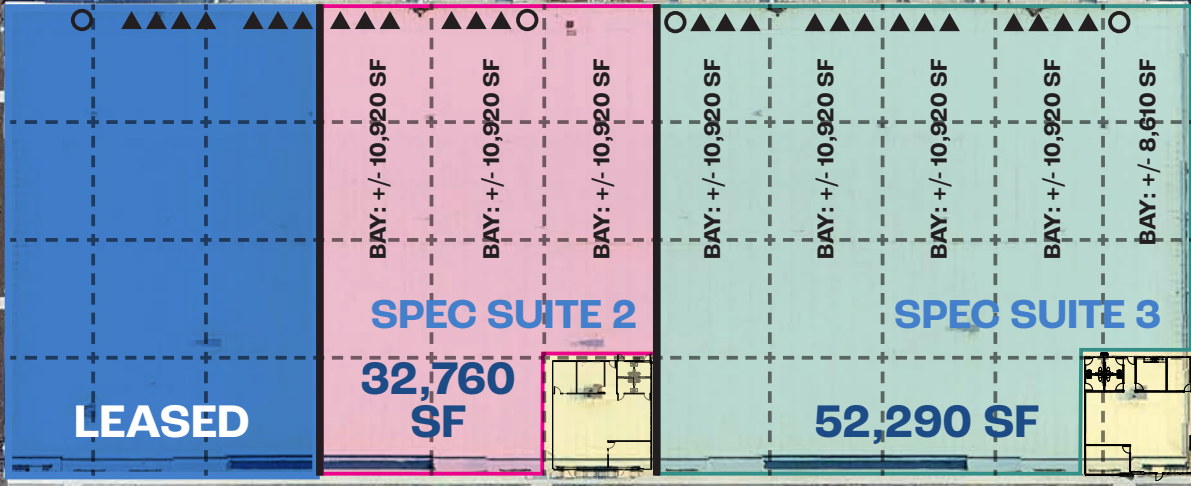
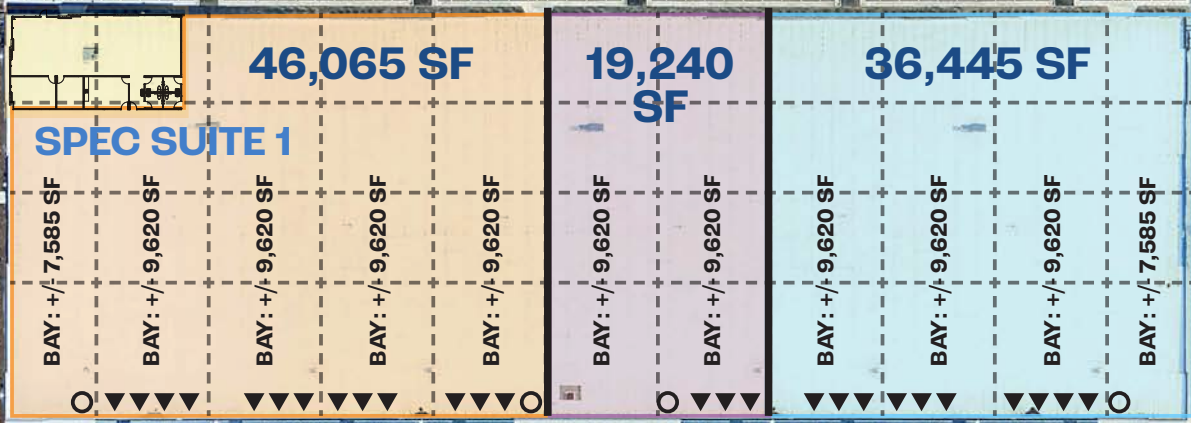


Class A Brand New
Construction



Move-In Ready

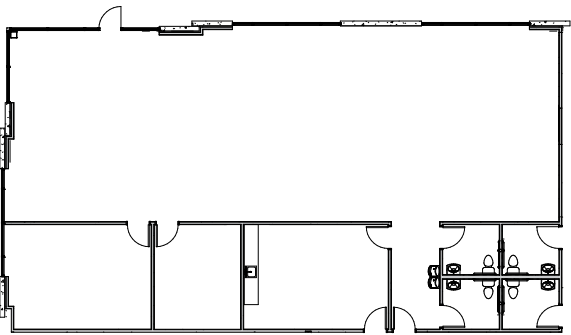




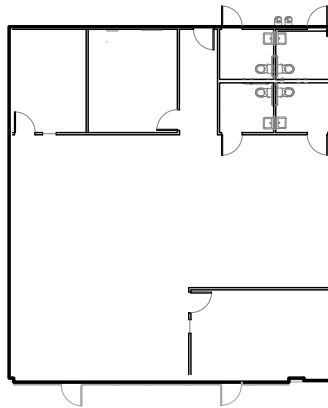
BUILDING 1 | 7801 S. FAIRPLAY ST.

SIZE	101,749 SF	PARKING	215 Spaces
DIVISIBLE	± 26,825 SF - 101,749 SF	POWER	2,000 Amps
OFFICE	3,130 SF (1)	COLUMN SPACING	52' x 41'-8" (60' Speed Bay)
LOADING	26 Dock High/4 Drive-In	COUNTY	Arapahoe
CLEAR HEIGHT	32'		

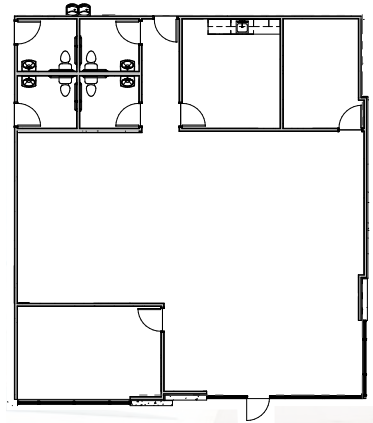
SPEC SUITE 1
3,130 SF



SPEC SUITE 2
2,400 SF



SPEC SUITE 3
2,260 SF



BUILDING 2 | 7811 S. FAIRPLAY ST.

SIZE	115,500 SF	PARKING	220 Spaces
DIVISIBLE	± 20,000 SF - 85,050 SF	POWER	2,000 Amps
OFFICE	2,260 SF (2) 2,400 SF (3)	COLUMN SPACING	52' x 50' (60' Speed Bay)
LOADING	26 Dock High/4 Drive-In	COUNTY	Arapahoe
CLEAR HEIGHT	32'		





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