CENTRALLY LOCATED BRAND NEW CLASS A

INDUSTRIAL AVAILABILITY
20,000–106,675 SF

THE RIDGE AT DOVE VALLEY

7801 & 7811 S. FAIRPLAY ST. | ENGLEWOOD, CO 80112

106,675 SF AVAILABLE
DIVISIBLE TO 20,000 SF

Located in the Heart of the Southeast Market

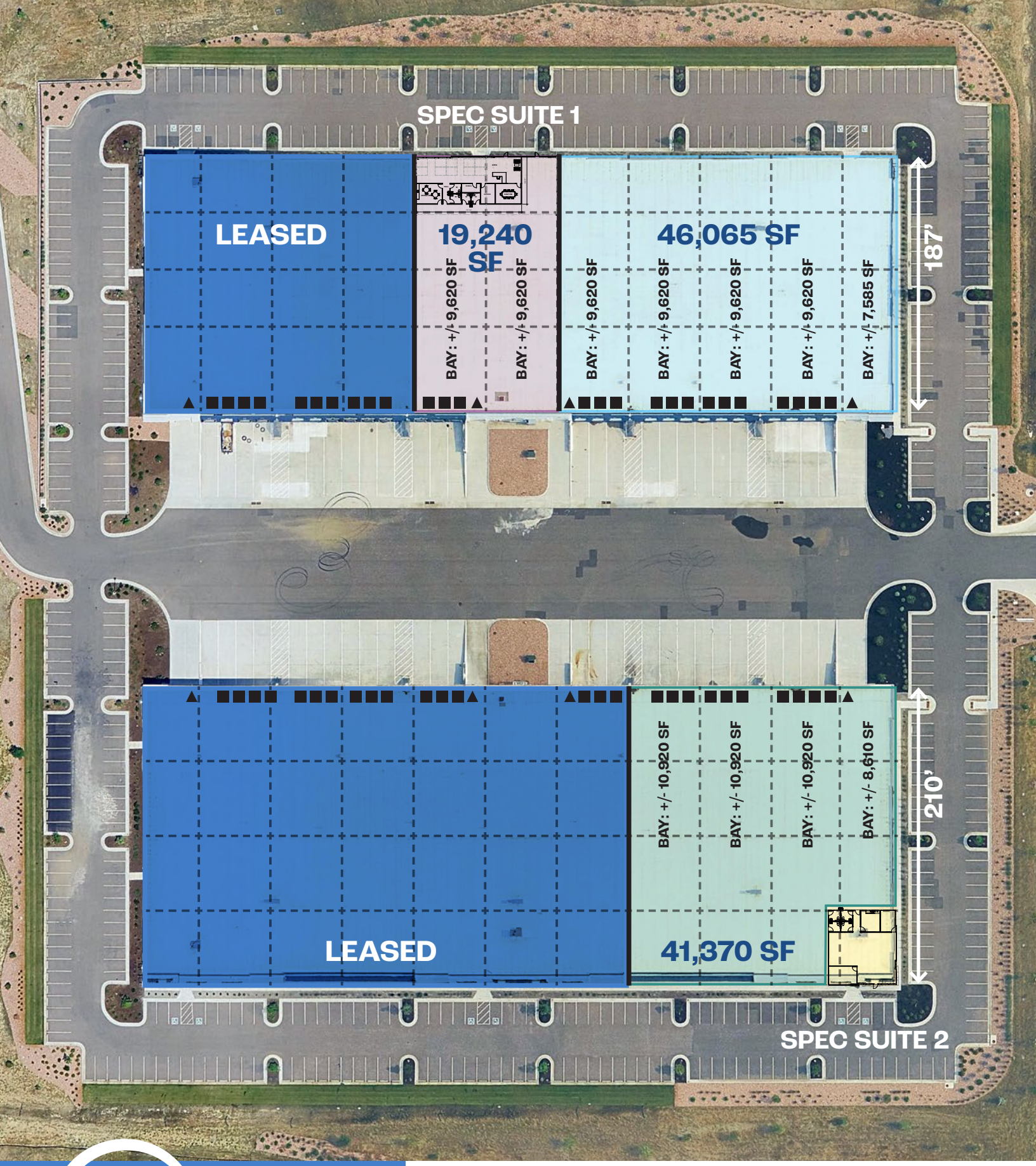
Easy access to E470, I25, & I225

Class A Brand New Construction

Move-In Ready

Colliers

TA REALTY



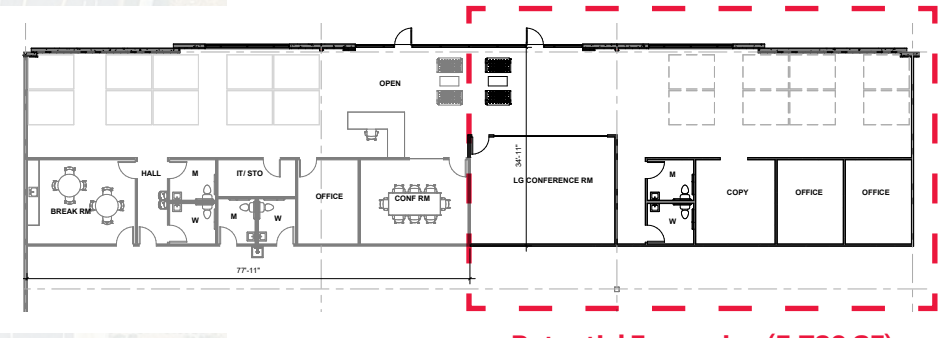
■ Dock High

▲ Drive-In

BUILDING 1 | 7801 S. FAIRPLAY ST.

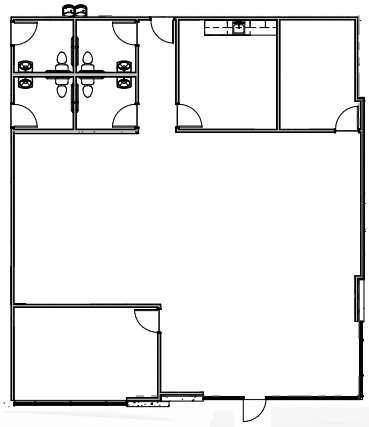
SIZE	101,749 SF	**CLEAR HEIGHT**	32'
DIVISIBLE	19,240 SF - 65,305 SF	**PARKING**	2.11:1000
OFFICE	3,130 SF (1)	**POWER**	1400 Amps, 480V, 3-Phase
LOADING	16 Dock High/3 Drive-In	**COLUMN SPACING**	52' x 41'-8" (60' Speed Bay)
OP. EXP	$6.19/SF	**COUNTY**	Arapahoe

SPEC SUITE 1 - Under Construction
2,665 SF



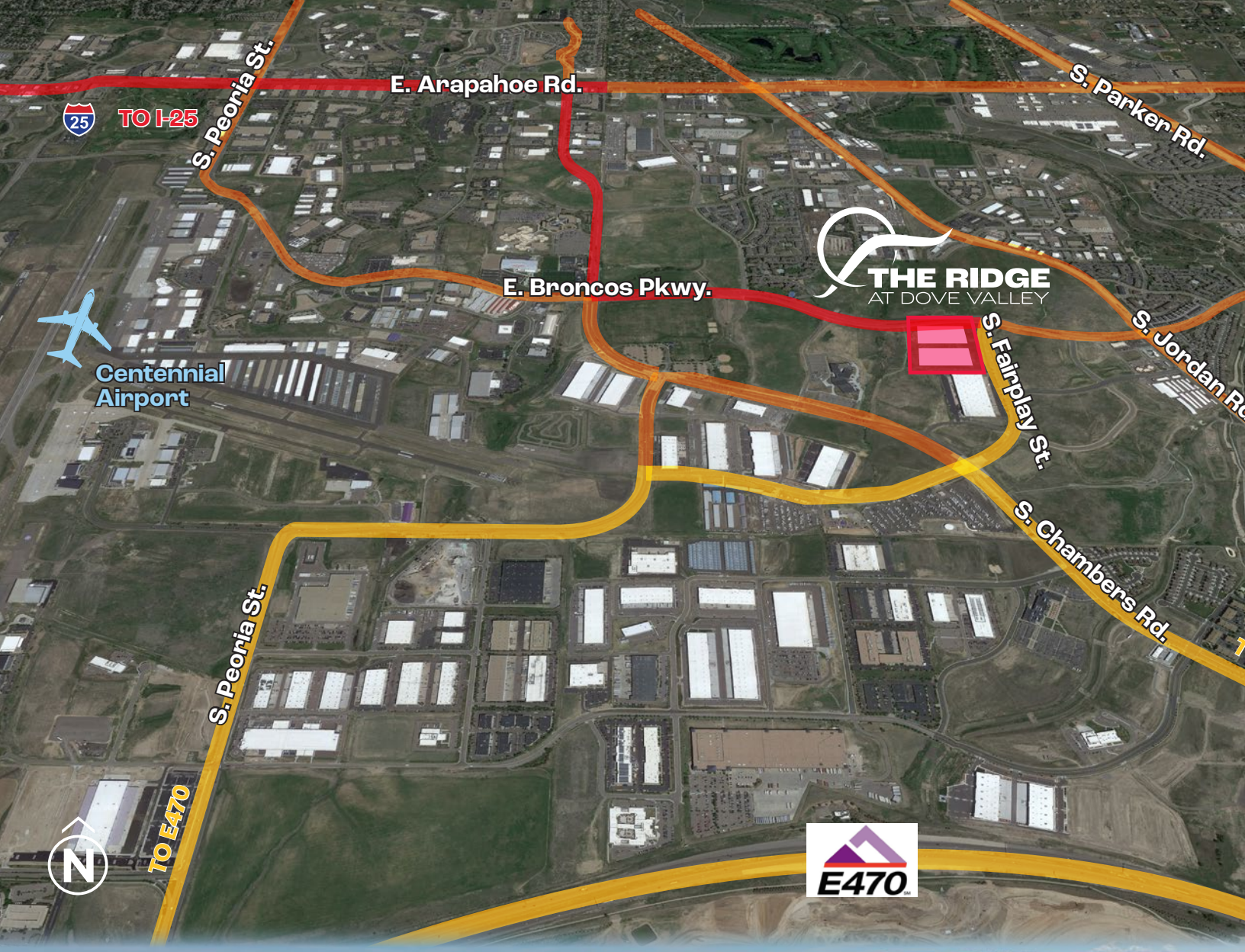
Potential Expansion (5,730 SF)

SPEC SUITE 2
2,260 SF



BUILDING 2 | 7811 S. FAIRPLAY ST.

SIZE	115,500 SF	**CLEAR HEIGHT**	32'
DIVISIBLE	19,530 SF - 41,370 SF	**PARKING**	1.9:1000
OFFICE	2,260 SF	**POWER**	1,000 Amps, 480V, 3-Phase
LOADING	10 Dock High/1 Drive-In	**COLUMN SPACING**	52' x 50' (60' Speed Bay)
OP. EXP	$6.44/SF	**COUNTY**	Arapahoe



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