



HUB ARAPAHOE

SOUTHEAST INFILL
CLASS A INDUSTRIAL
WAREHOUSE DEVELOPMENT



1.5 MILES EAST OF I-25 AT ARAPAHOE ROAD

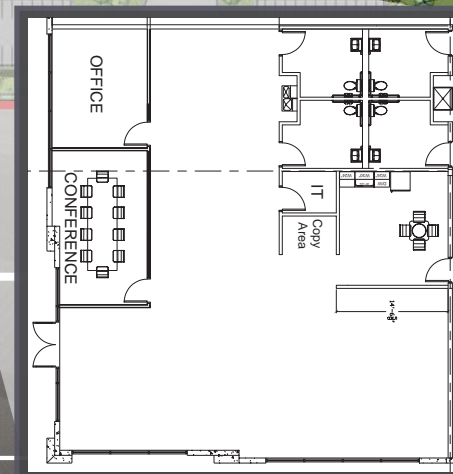
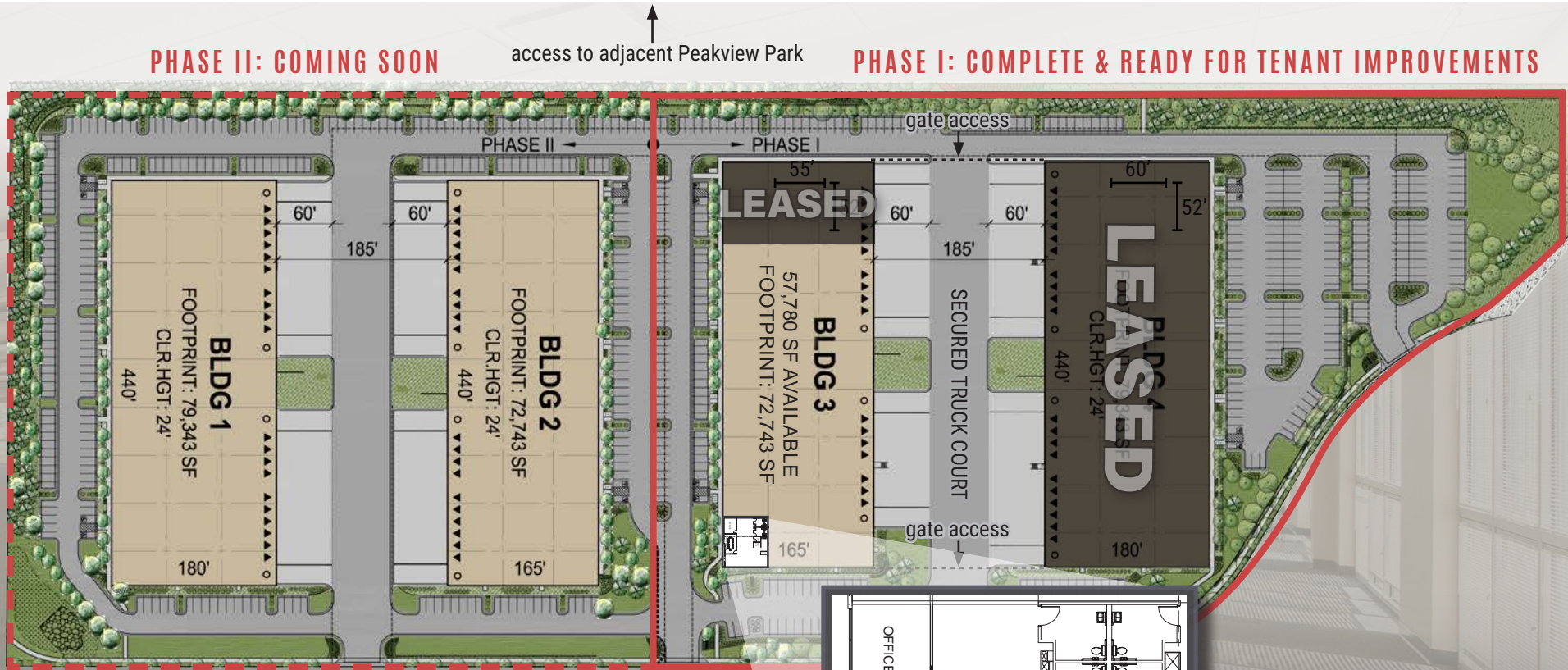


Jordon Perlmutter & Co.

304,172 SF CAMPUS ON 22 ACRE SITE

PHASE I - 79,343 SF & 72,743 SF Buildings

hubarapahoe.com



- - DI DOOR
- ▲ - DH DOOR

2,865-SF Spec Office Suite ▶



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

Design allows for flexible divisibility

BUILDING SIZE:	<u>Phase I:</u>
	11233 E Caley Ave - Building 3 - 72,743 SF - (57,780 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 (2023)
CEILING HEIGHT:	24' Clear
LOADING:	(4) 12' x 14' Drive-in doors per building (17) 9' x 10' Dock-hi doors, Building 3 (20) 9' x 10' Dock-hi doors, Building 4
OFFICE:	2,865 SF Spec Office Suite Under Construction, additional office-to-suit

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



Leased by:

NEWMARK

Owned & Developed by:



Jordon Perlmutter & Co.

For further information, please contact our exclusive agents:

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