

# ENGLEWOOD, COLORADO

630,812 SF

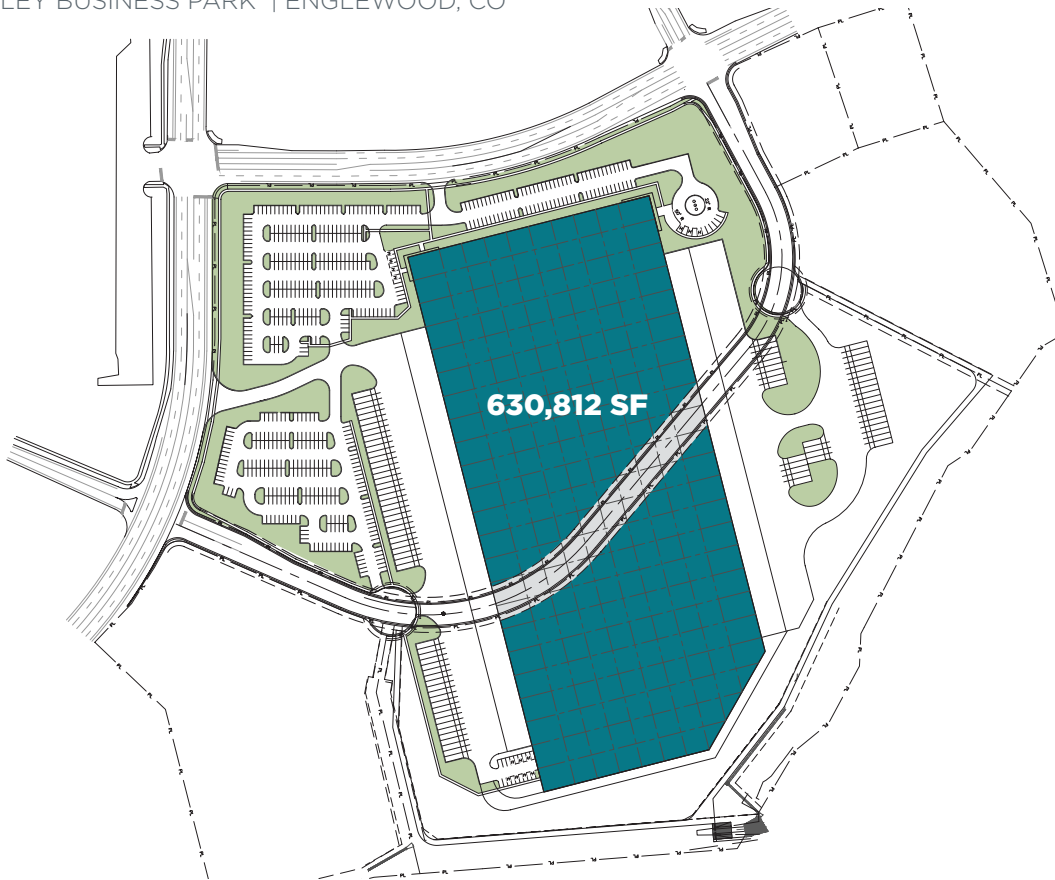
BUILD TO SUIT | FOR SALE OR LEASE

PRICE: TO QUOTE

WAREHOUSE | MANUFACTURING | MIXED USE



DOVE VALLEY BUSINESS PARK | ENGLEWOOD, CO



## CROSSPATH AT DOVE VALLEY

is a 42.5-acre master planned warehouse, manufacturing and mixed use park located at Dove Valley Business Park. CrossPath offers the flexibility to consolidate and expand your business in a prime location.

### Property Highlights:

- LEED Gold certifiable
- Flexibility for on-site trailer parking, outside storage or the ability to expand
- 30' - 40' clear height
- 573 employee parking spaces with additional parking opportunities available
- Quick access to E-470 and I-25

<b>Location</b>	Dove Valley Business Park
<b>Delivery Date</b>	Q2 2021
<b>Site</b>	42.5 acres
<b>Square Feet</b>	630,812 SF
<b>Building Dimensions</b>	540' x 1196'
<b>Office</b>	Build to Suit
<b>Clear Height</b>	36' - 40'
<b>Column Spacing</b>	50' x 52' / 70' x 52' Loading Bays
<b>Loading</b>	Crossdock
<b>Dock Doors</b>	108
<b>Drive-in Doors</b>	4 (Additional Available)
<b>Truck Court</b>	190' with trailer storage
<b>Trailer Parking</b>	96 (Additional Available)
<b>Parking Spaces</b>	573 (Additional Available)
<b>Walls</b>	Insulated concrete
<b>Floors</b>	7" (Ductilcrete Available)
<b>Roof</b>	White TPO over R-30
<b>Facility Lighting</b>	LED and Skylights
<b>Fire Protection</b>	ESFR
<b>Zoning</b>	MU (Mixed Use) / Light Manufacturing