

HUB ARAPAHOE

SOUTHEAST INFILL
CLASS A INDUSTRIAL
WAREHOUSE DEVELOPMENT



1.5 MILES EAST OF I-25 AT ARAPAHOE ROAD

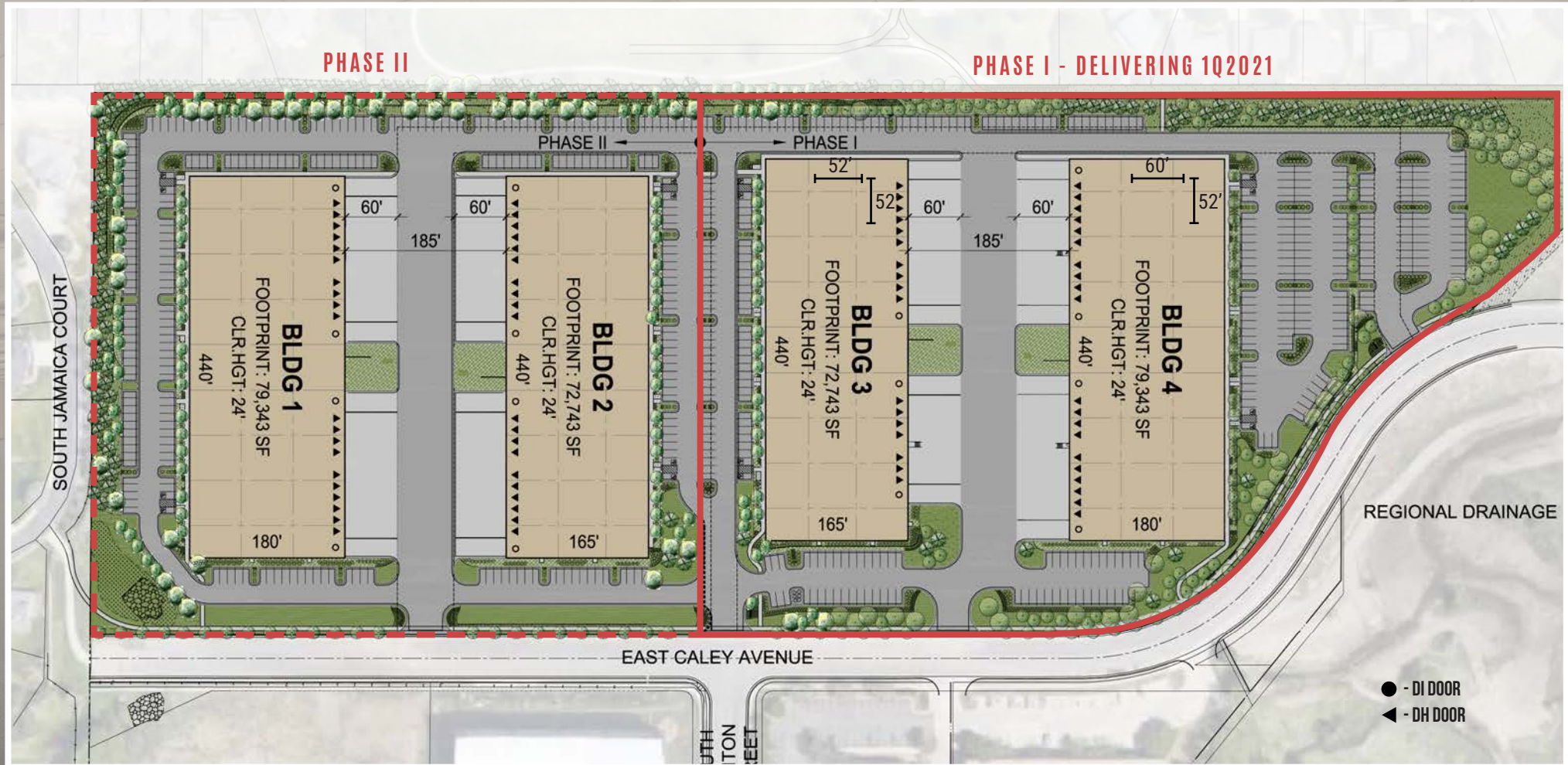


Jordon Perlmutter & Co.

304,172 SF CAMPUS ON 22 ACRE SITE

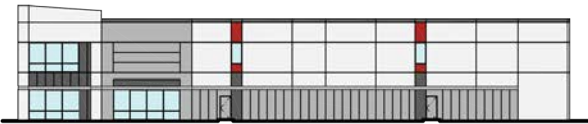
PHASE I - 79,343 SF & 72,743 SF Buildings
AVAILABLE 1Q2021

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front elevation



south elevation



north elevation



rear elevation

Highlights

Direct access from I-25 at Arapahoe Rd 1.5 miles

Closest new generation warehouses to DTC

Lightrail access via Arapahoe Road bus

Abundant nearby retail and service amenities

On-building signage

Design allows for flexible divisibility

BUILDING SIZE: Phase I: 11233 E Caley Ave - Building 3 - 72,743 SF
11243 E Caley Ave - Building 4 - 79,343 SF

LEASE RATE: Per Quote

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: To suit

BUILDING DEPTH: Building 3 - 165' | Building 4 - 180'

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



Owned & Developed by:



Jordon Perlmutter & Co.

Leased by:



**Newmark
Knight Frank**

For further information, please contact our exclusive agents:

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