



FOR LEASE



Southeast Denver's Most Infill Industrial Development

**304,172 SF CAMPUS
ON 22 ACRE SITE**

PHASE I - FULLY LEASED

PHASE II - DELIVERED July 2026 - 40,457 SF Available

JLL disclaimer (universal): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

PROPERTY HIGHLIGHTS

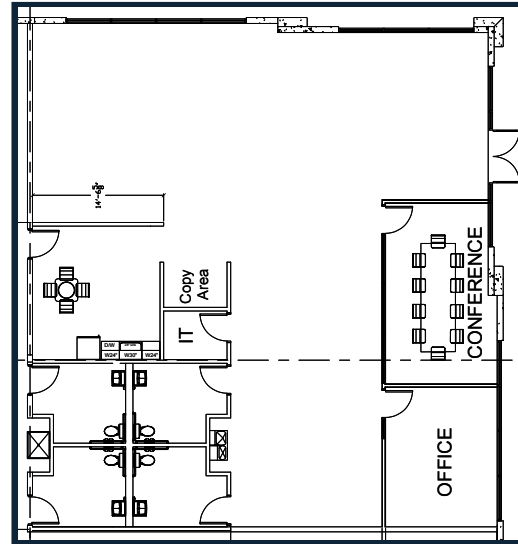
- **BUILDING SIZE:** Phase II:
- 11213 E Caley Ave - Building 1 - FULLY LEASED
- 11223 E Caley Ave - Building 2 - 40,457 SF AVAILABLE
- **LEASE RATE:** Per Quote
- **OPERATING EXPENSES:** \$6.22/SF (assumes fully assessed)
- **MILL LEVY:** 102.799 (lowest in SE Market)
- **CEILING HEIGHT:** 24' Clear
- **BUILDING 2 AVAILABLE LOADING:**
 - (2) X 12'X14' Drive-In Loading Doors
 - (10) X 9'X10' Dock-High Loading Doors
- **OFFICE:**
 - Building 2: 2,865 SF Spec Suite
- **BUILDING DEPTH:** Building 2 - 165'
- **TRUCK COURT:** 185' Shared
- **COLUMN SPACING:**
 - 52' x 52' with 60' speed bay - Building 2
- **SPRINKLERED:** ESFR
- **WINDOWS:** 10' floor to ceiling on three sides of building
- **POWER:** 1,400 AMP 480 Volts 3 Phase (Remaining in Building 2)
- **PARKING:** Building 2 - 1.79:1,000 (130 spaces)



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

SITE PLAN



PHASE II: DELIVERED July 2026

PHASE I: FULLY LEASED



AERIAL MAP





Jason Addlesperger

Senior Managing Director

T: 720-217-3403

jason.addlesperger@jll.com

David Lee

Senior Managing Director

T: 720-217-7223

david.lee1@jll.com

Philip Lee

Vice President

T: 303-257-5915

philip.lee1@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

