



# POTOMAC PARK

**±21,127 SF AVAILABLE**

7901 S Potomac St | Building 2 | Suite 900 | Englewood, CO 80112



**SPEC SUITE PERMITTED!  
READY FOR IMMEDIATE OCCUPANCY!**



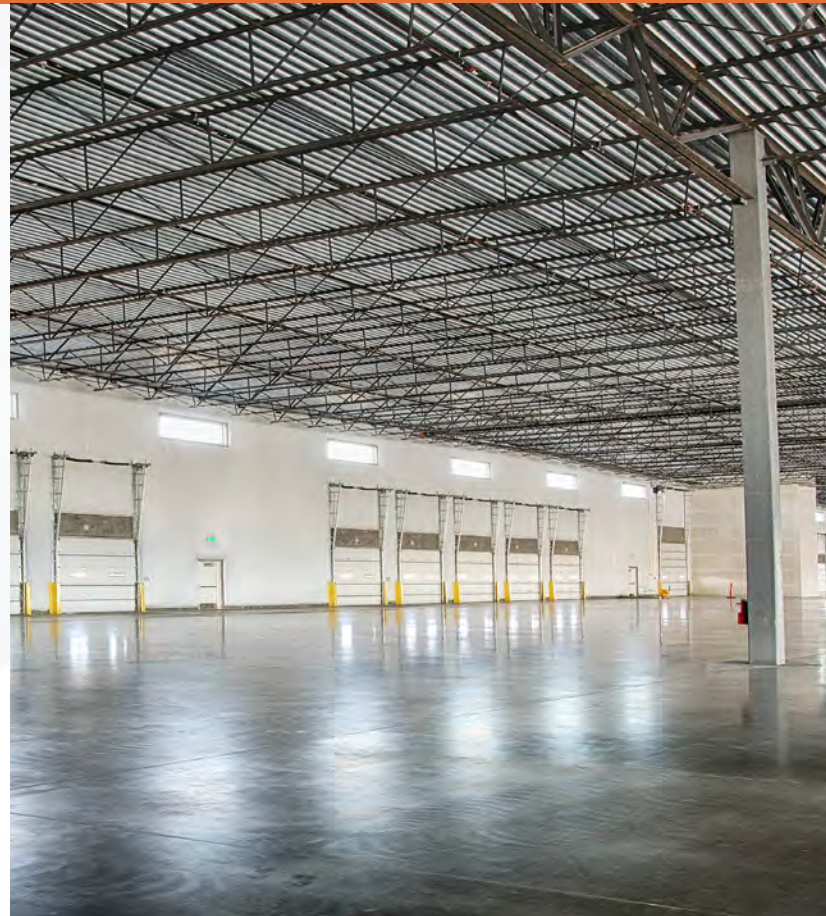
# BUILDING SPECIFICATIONS



<b>Available Space</b>	±21,127 SF
<b>Building Size</b>	±148,252 SF
<b>Spec Office Suite</b>	±2,546 SF (Permitted)
<b>Loading</b>	5 Dock-High Doors 1 Drive-In Door
<b>Clear Height</b>	30'
<b>Truck Court</b>	±205'
<b>Year Built</b>	2020
<b>Zoning</b>	PUD-MU
<b>Parking</b>	1.84 : 1,000 SF
<b>Power</b>	400 amps / 480 volt / 3 phase
<b>Column Spacing</b>	50' x 50' with 60' Speed Bay
<b>Lease Rate</b>	Contact broker
<b>OPEX</b>	\$5.98 / SF (2026)

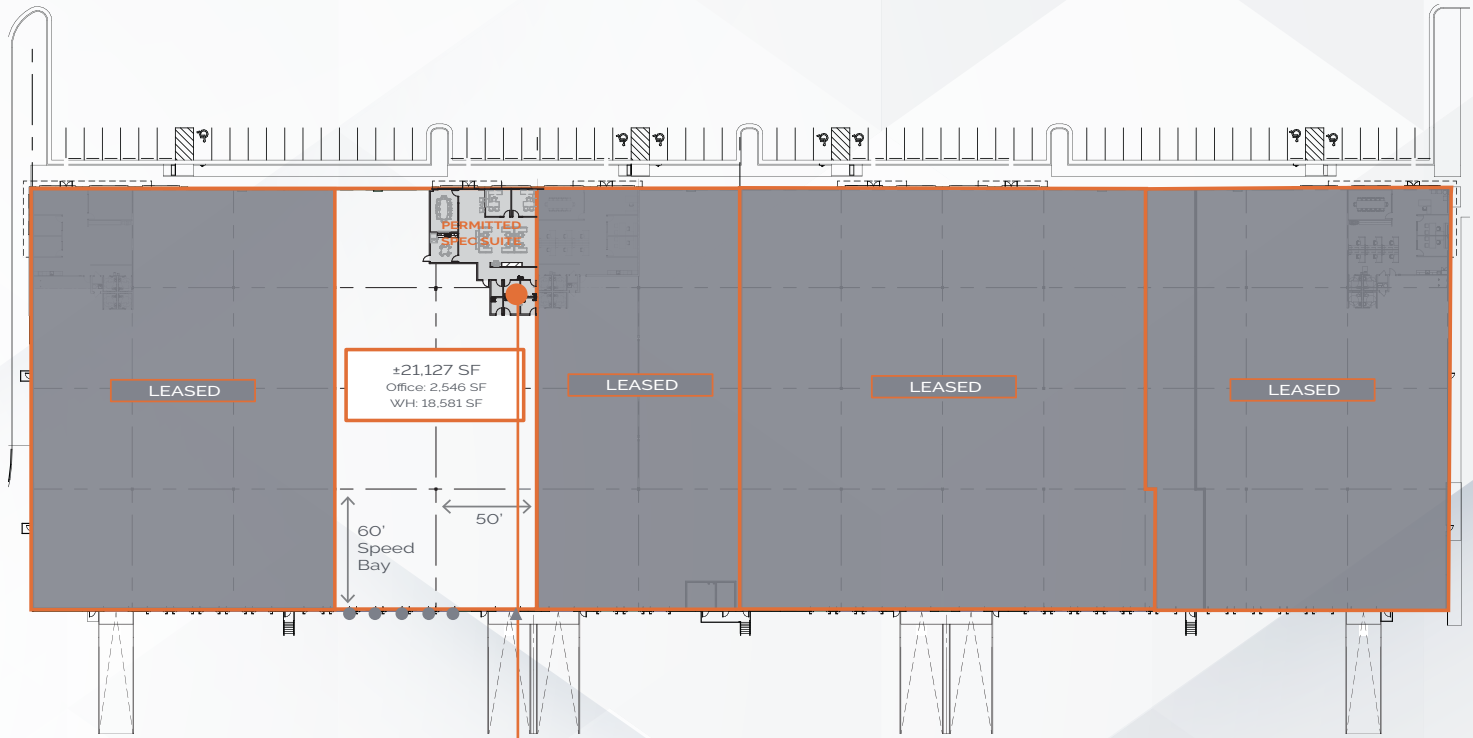
## Highlights

- Spec office & warehouse lights
- ESFR sprinkler
- Clerestory
- Dock seals on all dock high doors

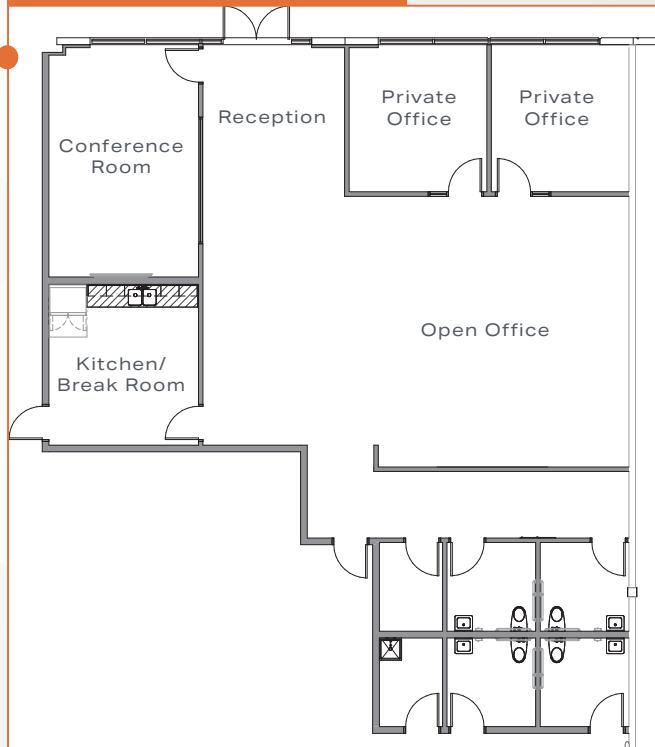


# FLOOR PLAN

SCAN OR  
CLICK FOR  
360 TOUR!



## PERMITTED SPEC SUITE



- ▲ 1 Drive-In Door
- 5 Dock-High Doors



### FOR LEASING INFORMATION:

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