

UP TO 60,140 SF AVAILABLE THROUGH APRIL 30, 2028

# HIGHFIELD BUSINESS PARK BUILDING 8

8452 Highfield Parkway  
Englewood, CO 80112

Space Available: 60,140 SF

Office Size: 2,450 SF

Clear Height: 24'

Loading: 9 dock high doors  
(3 levelers) / 2 drive-in doors

Parking: 1.4:1,000 SF

OPEX: \$5.27/SF

Lease Rate: \$9.75/SF NNN

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FOR SUBLEASE

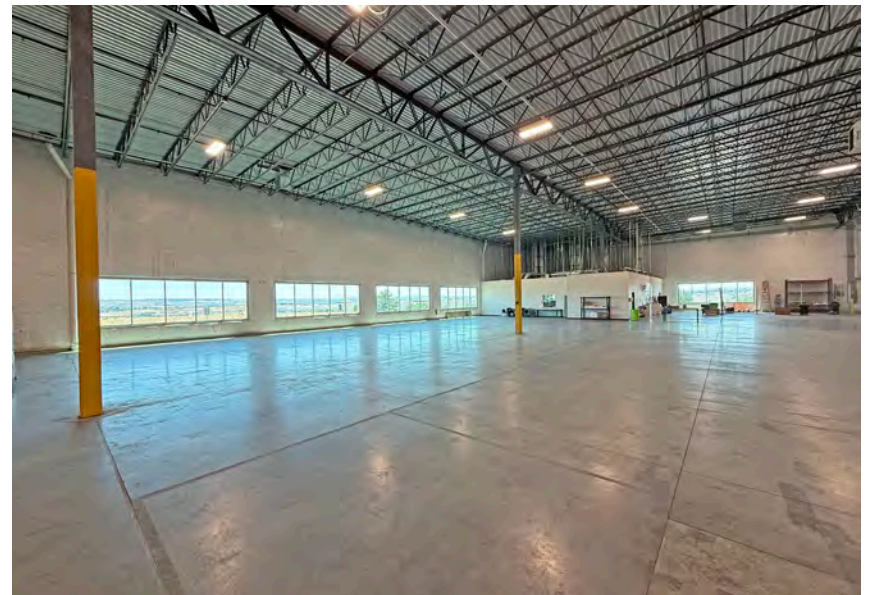
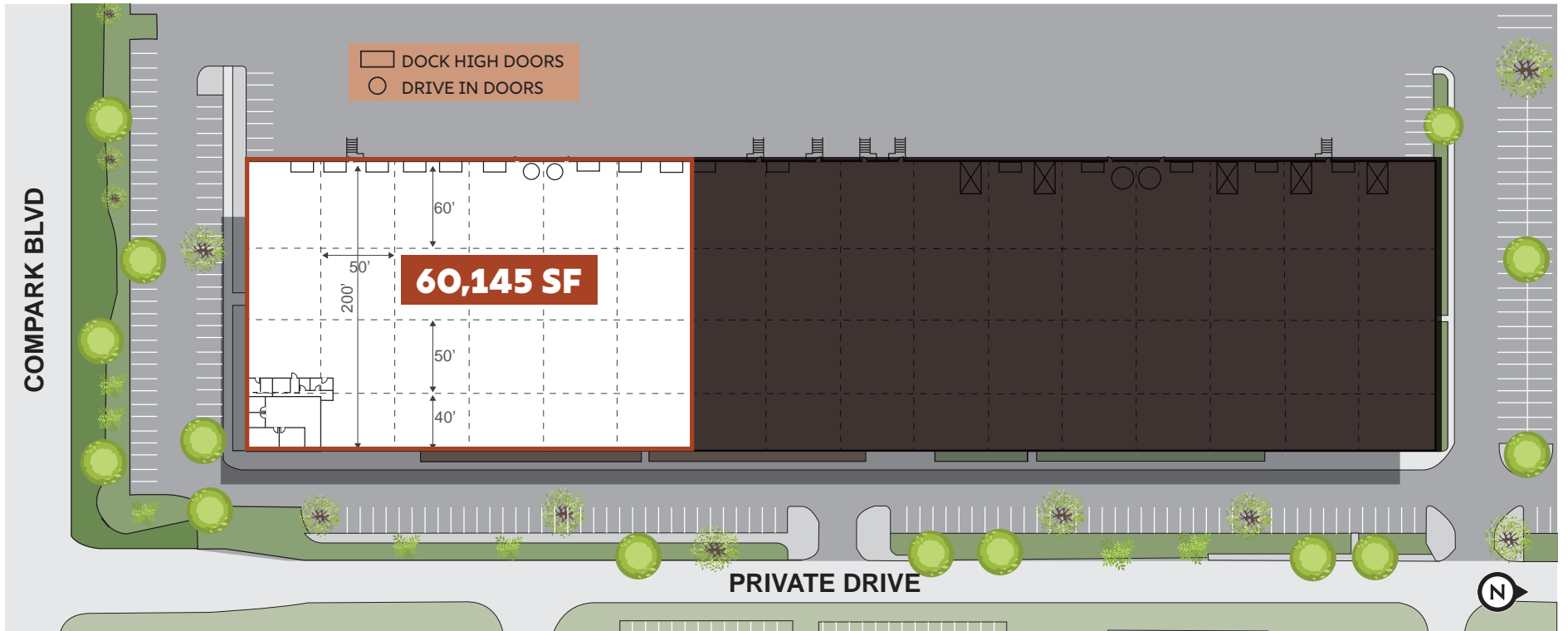
**NEWMARK**

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### Property Highlights:

- › Newer and high image, Class A construction in Highfield Business Park
- › High image industrial building located near Centennial Airport
- › Excellent access to I-25 and E-470
- › Front park/rear load
- › Shared truck court (185')
- › ESFR Sprinkler System
- › Racking available
- › Potentially divisible



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