



ALPHA
INDUSTRIAL
PROPERTIES

FOR LEASE

31,182 SF
Industrial
Space Available

OTERO
LOGISTICS CENTER


14353 E. Otero Ave
Englewood
Colorado 80112




PROPERTY HIGHLIGHTS

- 


LOADING
37 dock high doors/
3 drive-in doors
- 


PARKING
219 spaces
- 

TRUCK COURT
DEPTH 130 feet
- 

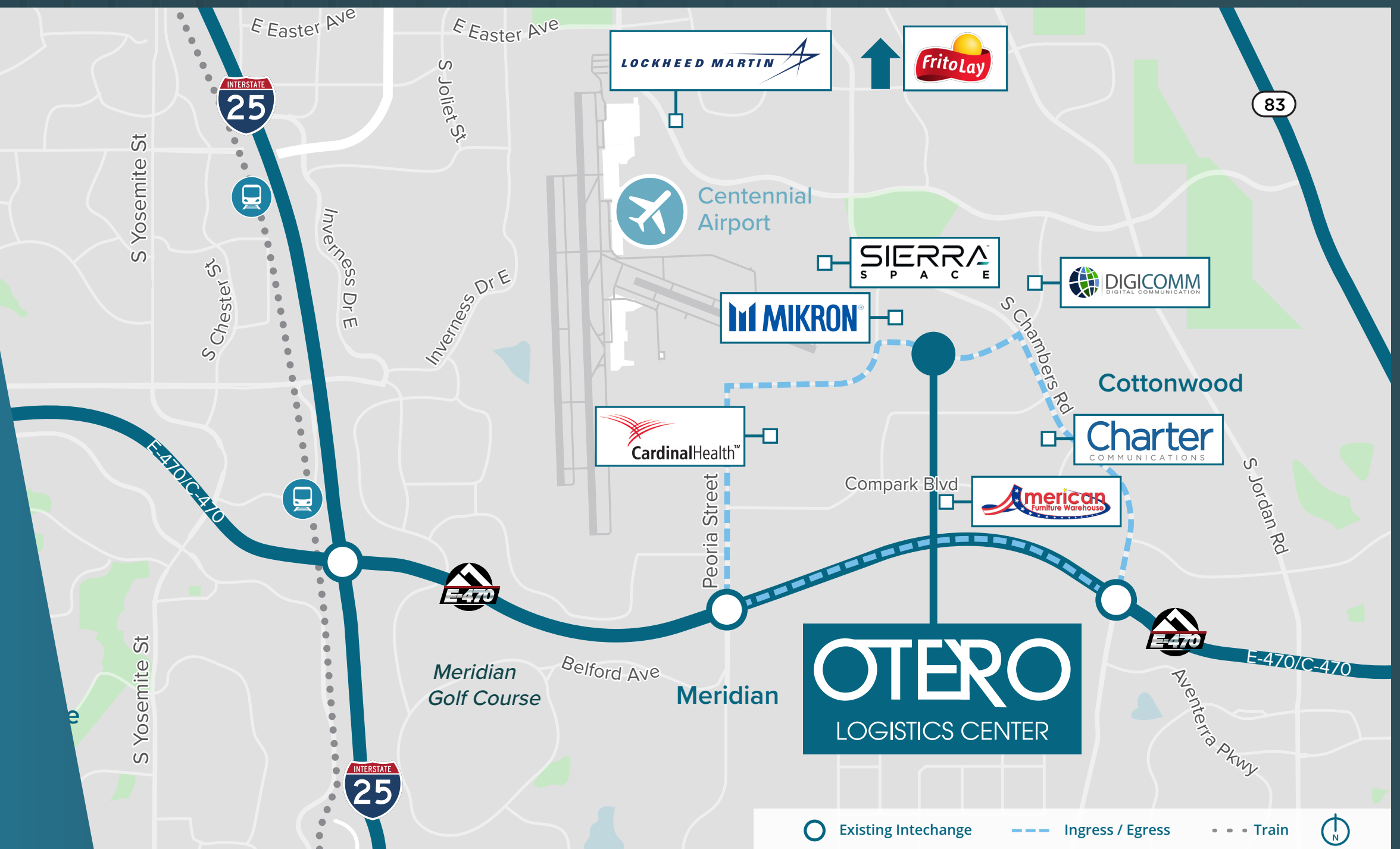
POWER
2,000a 480/277v, 3p
- 

OFFICE
1 suite
- 

SPRINKLER
ESFR sprinkler system
- 

CEILING HEIGHT
32' clear height
- 

COLUMN SPACING
50'x50' spacing with
60' depth speed bay



Existing Intechange
 Ingress / Egress
 Train
 

SUITE HIGHLIGHTS



HEAVY POWER AVAILABLE!

AVAILABLE SPACE

31,182 SF

TRUCK POSITIONS

37

PARKING

± 92 SPACES
1.6/1,000

LEASE RATE

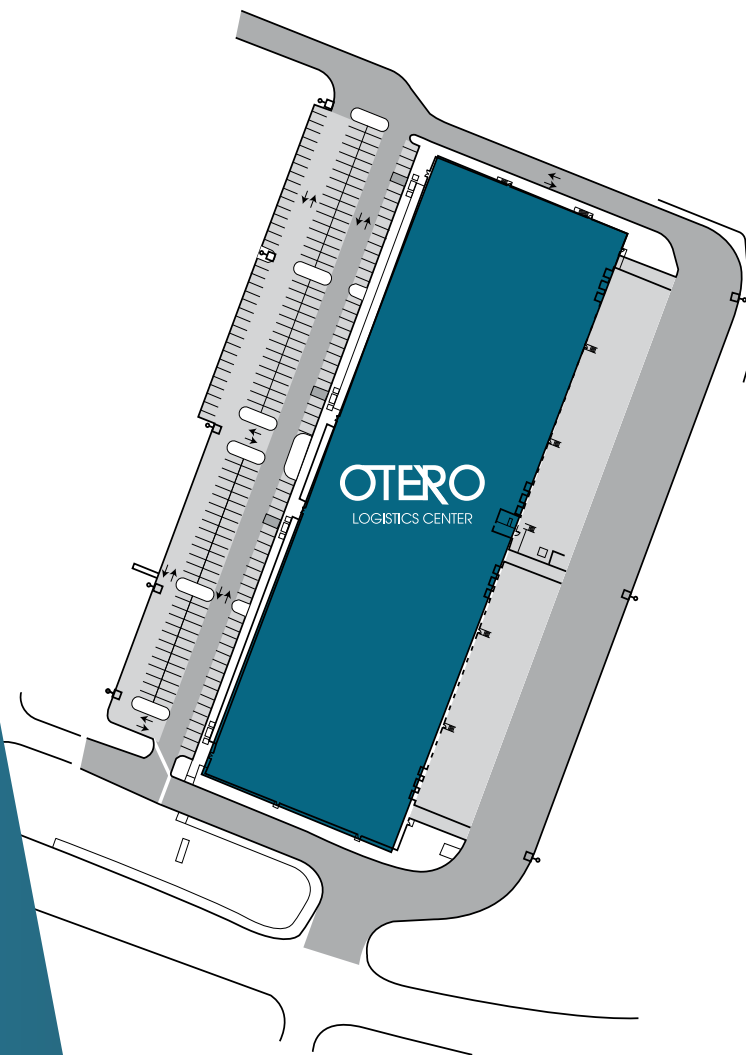
To QUOTE

OPEX

\$5.76/SF
(2026 Est.)

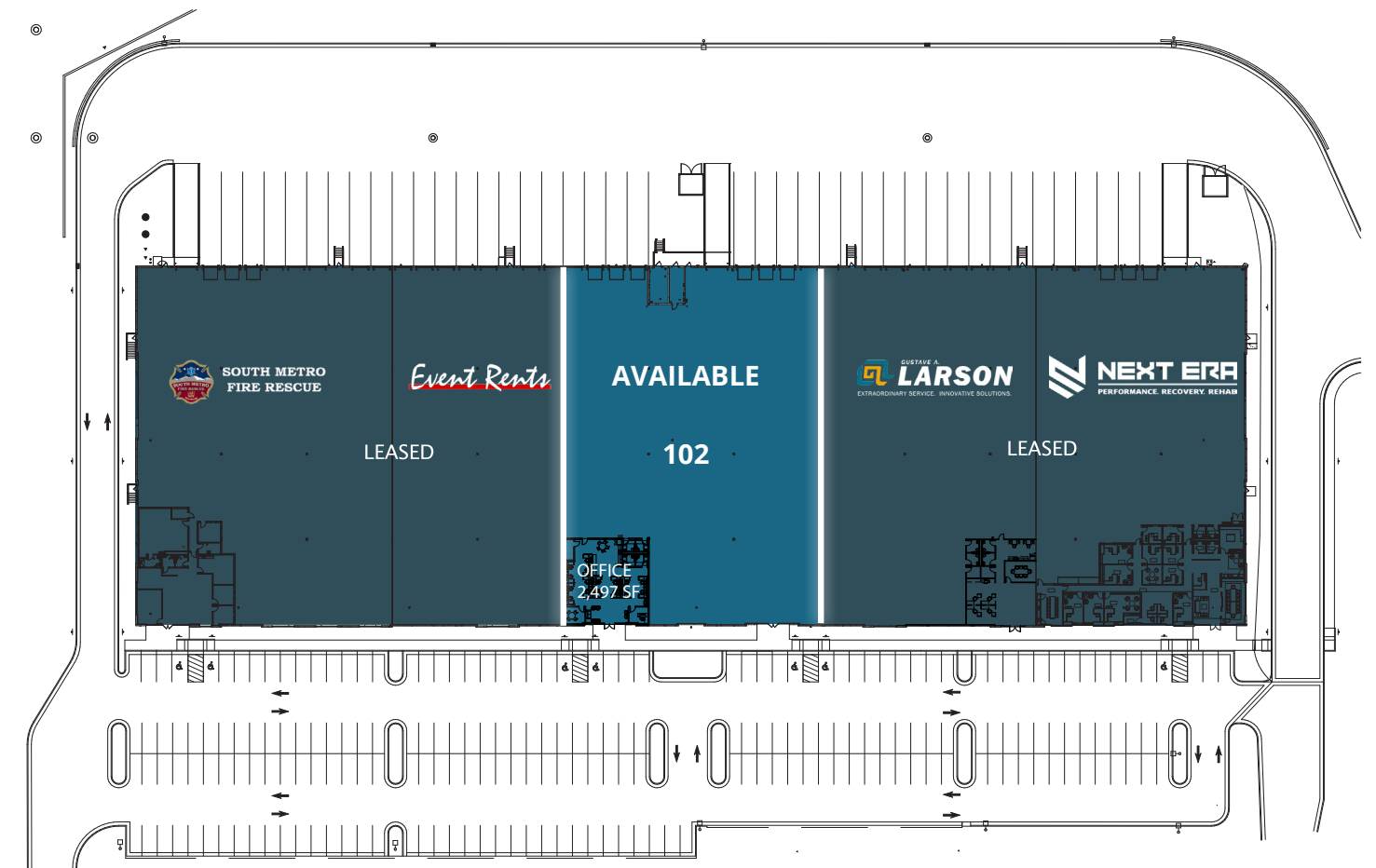
FEATURES

- 60 mil TPO roof
- Dock levelers, seals and bumpers
- Clerestory windows
- LED Lighting
- MDP Zoning



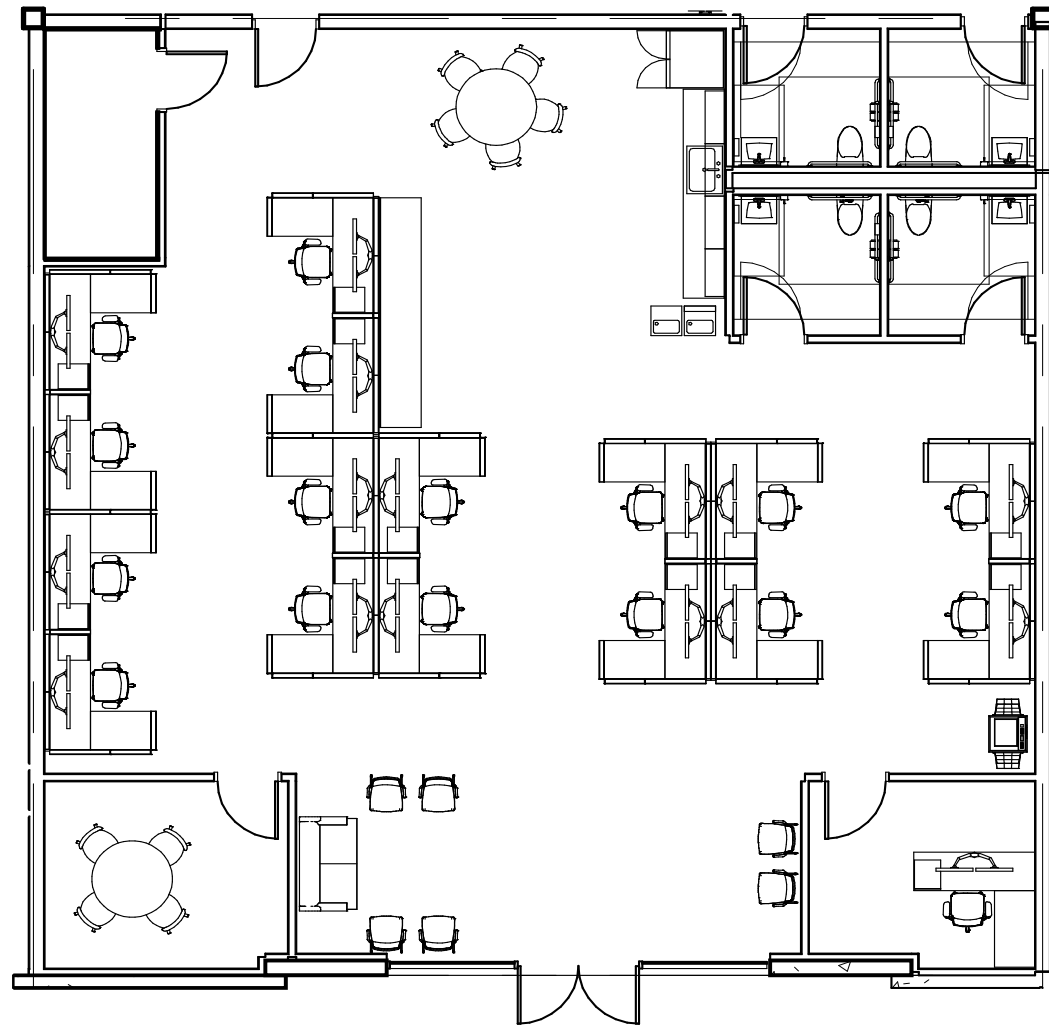
BUILDING FLOOR PLAN

| | SUITE 102 |
|----------------|-----------|
| Suite SF | 31,182 |
| Office SF | 2,497 |
| Dock doors | 8 |
| Drive-in doors | 1 |



SPEC SUITE

2,497 SF Office Suite



SUITE 102

DEMOGRAPHICS (within a 5-mile radius)



202,077
Population



78,280
Households



\$139,173
Average
Household Income



7.95%
Projected Pop Growth
(2019-2024)

DRIVE TIMES



**For further
leasing information
please contact:**

JAMES MCGILL

Senior Vice President
james.mcgill@jll.com
+1 303 260 6536

CHRIS SCHULTZ

Senior Vice President
chris.schultz@jll.com
+1 303 260 6531

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. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved



**ALPHA
INDUSTRIAL
PROPERTIES**