

SOUTHPOINT BUSINESS CENTER FLEX/LAB SPACE FOR LEASE

12742 E. Caley Ave., Units B and E, Englewood CO 80111



Available: Unit B: 2,952/SF, Unit E: 9,263/SF

Lease Rate: Unit B: \$14.00/SF NNN, Unit E: \$12.00/SF NNN

Parking: Generous 3.3/1,000 parking ratio

Unit E:

- Laboratory/Manufacturing Space
- Extensive building system upgrades: HVAC, electric, plumbing
- Floordrains and washable surfaces throughout
- Covered dock high loading
- Backup generator, hi volume air filtration, fire suppression, tankless hot water

Access via Arapahoe Rd. or Peoria St.
3 sides of glass



FLEX SPACE FOR LEASE



SHELDON • GOLD REALTY INC.
commercial real estate services



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