

**Bldg.A**

**84,240 SF**

Divisible to 18,530 SF



**MERIDIAN**  
LOGISTICS CENTER

*- Helix -*

**New Construction in Meridian Submarket**  
*Intersection of S. Peoria St. & Aviator Way*



## PROPERTY INFORMATION

*Build-to-Suit Opportunity*

- **Site Size:** Approximately 6.45 Acres
- **Parking:** 1.5 : 1000  
(With an additional 30 spaces for Box Trucks)
- **Sprinkler:** ESFR
- **Power:** 277/480V 3 Phase, 4 Wire Service  
(Empty Conduit is sufficient to support up to 5000 AMP from Main Line)
- **Zoning:** Industrial/Commercial
- **Lease Rate:** TBD
- **City:** Meridian Business Center
- **County:** Unincorporated Douglas County

## CONTACT:

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**SheaProperties**  
*Caring since 1881*

DENVER TECHNOLOGICAL CENTER  
MERIDIAN INTERNATIONAL BUSINESS CENTER

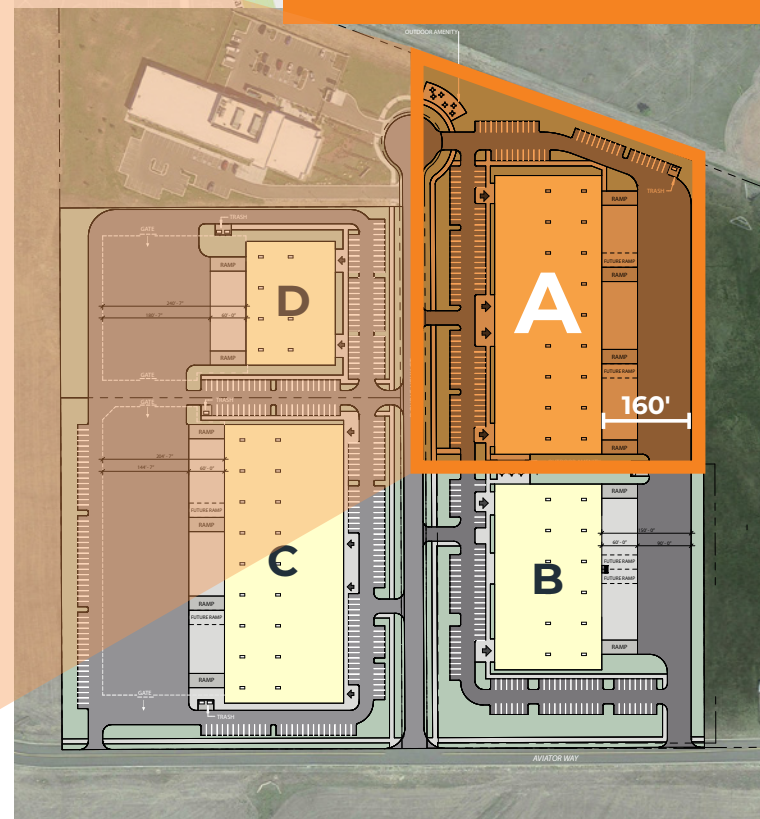
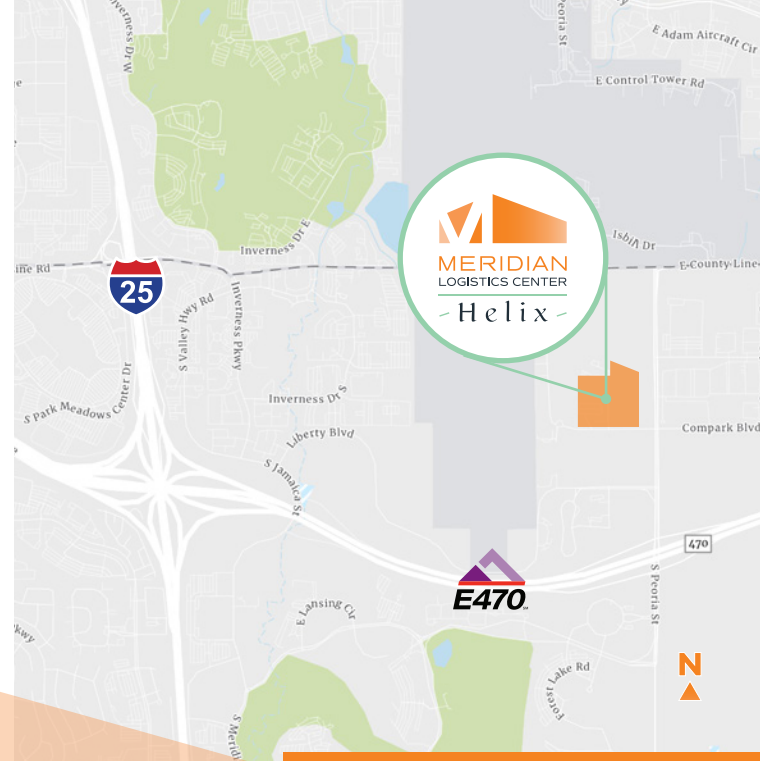
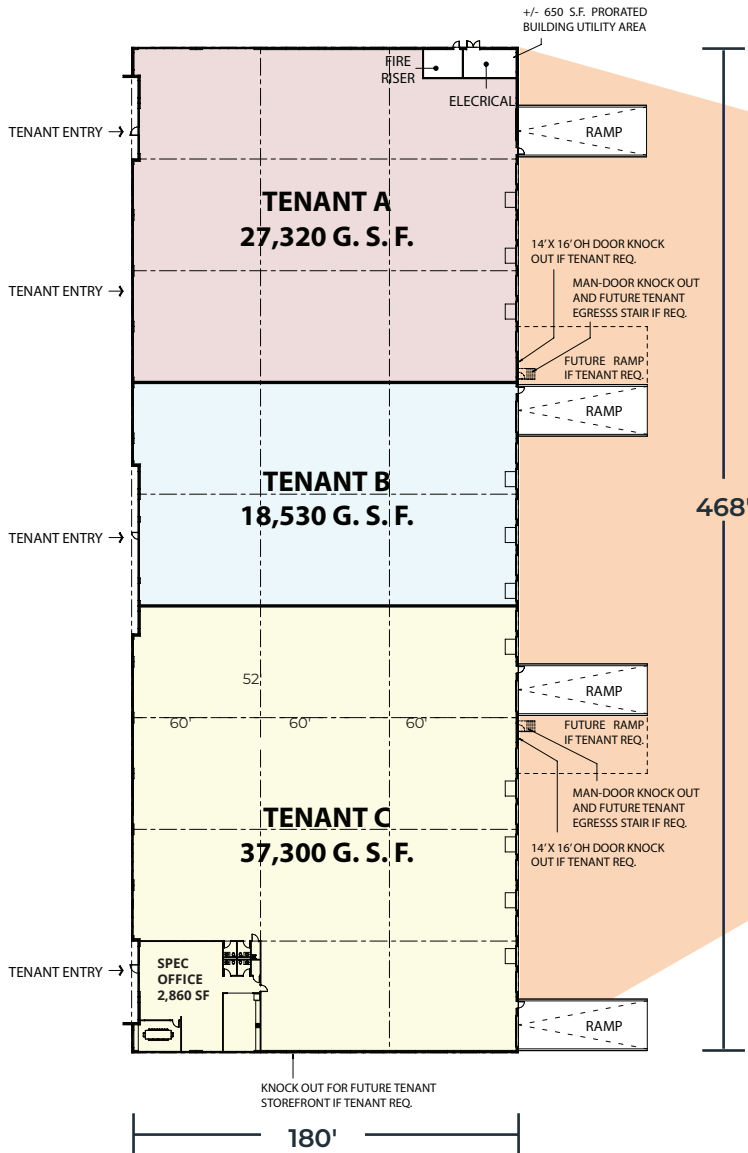


# BUILDING A

- Helix -

## HIGHLIGHTS:

- Building Size: 84,240 SF
- Minimum Divisible to 18,530 SF
- Spec Office Size: 2,860 SF
- Clear Height: 28'
- 4 Drive In Doors (14' x 16')
- 24 Dock Doors (9' x 10')
- 52' Column Spacing
- 160' Truck Court Depth



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