Bldg.B 56,160 SF Divisible to 18,500 SF



-Helix-

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

PROPERTY INFORMATION

SIGNAGE

Build-to-Suit Opportunity

•	Site Size:	Approximately 5 Acres
•	Parking:	2 : 1000
•	Sprinkler:	ESFR
•	Power:	277/480V 3 Phase, 4 Wire Service (Empty Conduit is sufficient to support up to 5000 AMP from Main Line)
٠	Zoning:	Industrial/Commercial
٠	Lease Rate:	TBD
•	City:	Meridian Business Center

County: Unincorporated Douglas County

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SheaProperties Caring since 1881 DENVER TECHNOLOGICAL CENTER MERIDIAN INTERNATIONAL BUSINESS CENTER

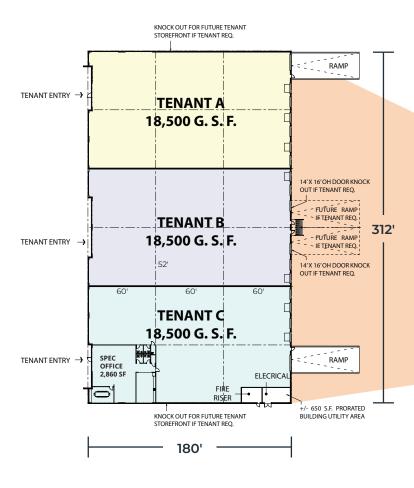


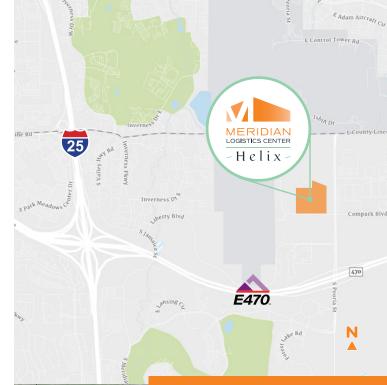
BUILDING B

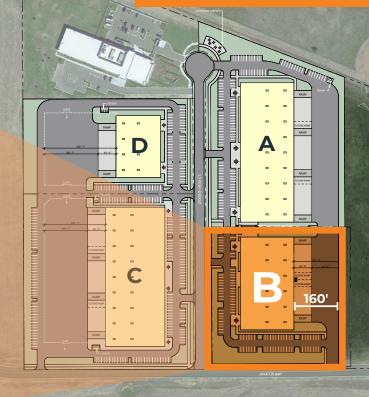
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HIGHLIGHTS:

- Building Size: 56,160 SF
- Minimum Divisible to 18,500 SF
- Clear Height: 28'
- 2 Drive In Doors (14' × 16')
- 2 Additional DI's Possible
- 16 Dock Doors (9' × 10')
- 52' Column Spacing
- 160' Truck Court Depth







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