

# 14445 Grasslands Dr - Baxter Corporation - Compark Business Campus



Location: **Baxter Corporation**  
**Southeast Denver Ind Cluster**  
**Centennial Ind Submarket**  
**Douglas County**  
**Englewood, CO 80112**

Management: -  
 Recorded Owner: **ABMAR Grasslands LLC**

Ceiling Height: **26'0"-30'0"**  
 Column Spacing: **50'w x 50'd**  
 Drive Ins: **8 - 9'0" w x 12'0" h**  
 Loading Docks: **3 ext**  
 Power: **2500a/480v 3p**

Expenses: **2014 Tax @ \$2.31/sf; 2015 Ops @ \$4.00/sf**  
 Parcel Number: **2233-060-01-023**  
 Parking: **200 free Surface Spaces are available; Ratio of 1.88/1,000 SF**

Building Type: **Class B Flex/R&D**

Status: **Built 2002**  
 Tenancy: **Single Tenant**

Land Area: **7.21 AC**  
 Stories: **1**  
 RBA: **105,651 SF**

Total Avail: **105,651 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	106,000	106,000	\$6.00/nnn	09/2017	Negotiable	Sublet