

# 8560 Upland Dr - Compark Business Campus



Location: **AKA Grasslands @ Compark Blvd**  
**E-470/Peoria to Compark blvd**  
**Southeast Denver Ind Cluster**  
**Centennial Ind Submarket**  
**Douglas County**  
**Englewood, CO 80112**

Management: **Piedmont Office Realty Trust**  
 Recorded Owner: **Wells Real Estate Investment Trust Inc**

Ceiling Height: **24'0"**  
 Column Spacing: **40'w x 40'd**  
 Drive Ins: **5 - 10'0"w x 18'0"h**  
 Loading Docks: **11 ext**  
 Power: **2500a/277-480v 3p/4w**

Expenses: **2016 Tax @ \$2.28/sf; 2016 Ops @ \$3.77/sf**  
 Parcel Number: **2233-061-02-003**  
 Parking: **Free Surface Spaces; Ratio of 2.20/1,000 SF**  
 Amenities: **Air Conditioning**

Building Type: **Class A Industrial**

Status: **Built Dec 2001**  
 Tenancy: **Multiple Tenant**

Land Area: **11.78 AC**  
 Stories: **1**  
 RBA: **148,204 SF**

Total Avail: **7,000 SF**  
**% Leased: 100%**

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

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	7,000	7,000	<b>\$7.50/nnn</b>	30 Days	Thru Dec 2021	Sublet