



**POTOMAC PARK**  
AT DOVE VALLEY

CENTENNIAL AIRPORT



**DRIVE TIMES**

DOWNTOWN DENVER	21.0 MILES/26 MINUTES
CENTENNIAL AIRPORT	1.8 MILES/4 MINUTES
DIA	30.7 MILES/28 MINUTES
E-470	2.1 MILES/3 MINUTES
I-25	4.2 MILES/6 MINUTES
DTC	9.2 MILES/12 MINUTES

**POTOMAC PARK**  
AT DOVE VALLEY

DEVELOPED BY: **OPUS**  
THE OPUS GROUP **USAA**

**POTOMAC PARK**  
AT DOVE VALLEY

**265,000 SF CLASS A**  
SPEC INDUSTRIAL DEVELOPMENT  
LOCATED IN THE HEART  
OF SOUTHEAST DENVER!

BUILDING 1: 118,270 SF  
BUILDING 2: 147,252 SF  
DELIVERING Q2-2020



**CLASS A FACILITY WITH HIGH-IMAGE CORPORATE PRESENCE**

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**CBRE**



PRIME SOUTHEAST  
INFILL LOCATION



ACCESS TO I-25  
AND E-470



CLOSE PROXIMITY TO  
NUMEROUS AMENITIES



CLOSE PROXIMITY TO  
CENTENNIAL AIRPORT

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**CBRE**

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## BUILDING 1 SPECIFICATIONS

ADDRESS: 7955 S. POTOMAC ST.

BUILDING SIZE: 118,270 SF

AVAILABLE SPACE: 118,270 SF

OFFICE: TO-SUIT

CLEAR HEIGHT: 28'

LOADING: 26 DOCK-HIGH/6 DRIVE-IN

POWER: 2,000 AMPS/480V/3PH\*

SPRINKLERS: ESFR

PARKING: 225 STALLS

LEASE RATE: TO QUOTE

## BUILDING 2 SPECIFICATIONS

ADDRESS: 7901 S. POTOMAC ST.

BUILDING SIZE: 147,252 SF

AVAILABLE SPACE: 147,252 SF

OFFICE: TO-SUIT

CLEAR HEIGHT: 30'

LOADING: 30 DOCK-HIGH/6 DRIVE-IN

POWER: 2,000 AMPS/480V/3PH\*

SPRINKLERS: ESFR

PARKING: 271 STALLS

LEASE RATE: TO QUOTE

\*TO BE VERIFIED

