

453,550 SF

CLASS A INDUSTRIAL SPACE FOR SALE OR LEASE

In The Heart of Denver's Fastest Growing Submarket



COMMERCE — PARK —

THORNTON, COLORADO

DELIVERING Q2-2024

BUILDING 1 131,250 SF

BUILDING 2 146,300 SF

BUILDING 3 176,000 SF



+ CBRE

PROPERTY HIGHLIGHTS



Buildings available
for sale or lease



Access to a robust and
fast-growing labor pool



Trailer parking
available



Numerous nearby
amenities



Planned Washington St.
expansion and improvements



Excellent access to I-25 via
Washington St. & 144th Ave.



PROPERTY

SPECIFICATIONS



	BUILDING 1	BUILDING 2	BUILDING 3
Building Size	131,250 SF	146,300 SF	176,000
Divisible:	+/- 18,000 SF	+/- 18,000 SF	+/- 18,000 SF
Office	To Suit	To Suit	To Suit
Loading	31 Dock High Doors / 4 Drive-In Doors	33 Dock High Doors / 4 Drive-In Doors	41 Dock High Doors / 4 Drive-In Doors
Zoning	Business Park (BP) click here for allowed uses		
Clear Height	32'	32'	32'
Truck Court Depth	200' (shared with Bldg. 2)	200' (shared with Bldg. 1)	130'
Dimensions	210' X 625'	220' X 665'	220' X 800'
Power	4,000A/480V	4,000A/480V	4,000A/480V
Parking	220 Spaces	224 Spaces	231 Spaces
Trailer Parking	0	0	39 Stalls
Sprinkler System	ESFR	ESFR	ESFR
Column Spacing	52' X 50' (Typical)	52' X 53' 4"	52' X 55'
Lease Rate	To Quote	To Quote	To Quote
Sale Price	To Quote	To Quote	To Quote



DRIVE TIMES



20 MIN
BOULDER



5 MIN
NW PARKWAY



4 MIN
E-470



5 MIN
INTERSTATE 25



17 MIN
DOWNTOWN DENVER



20 MIN
DENVER INTERNATIONAL
AIRPORT







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CBRE

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