453,550 SF

CLASS A INDUSTRIAL SPACE FOR SALE OR LEASE

In The Heart of Denver's Fastest Growing Submarket





DELIVERING Q2-2024

BUILDING 1 131,250 SF

BUILDING 2 146,300 SF

BUILDING 3 176,000 SF





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



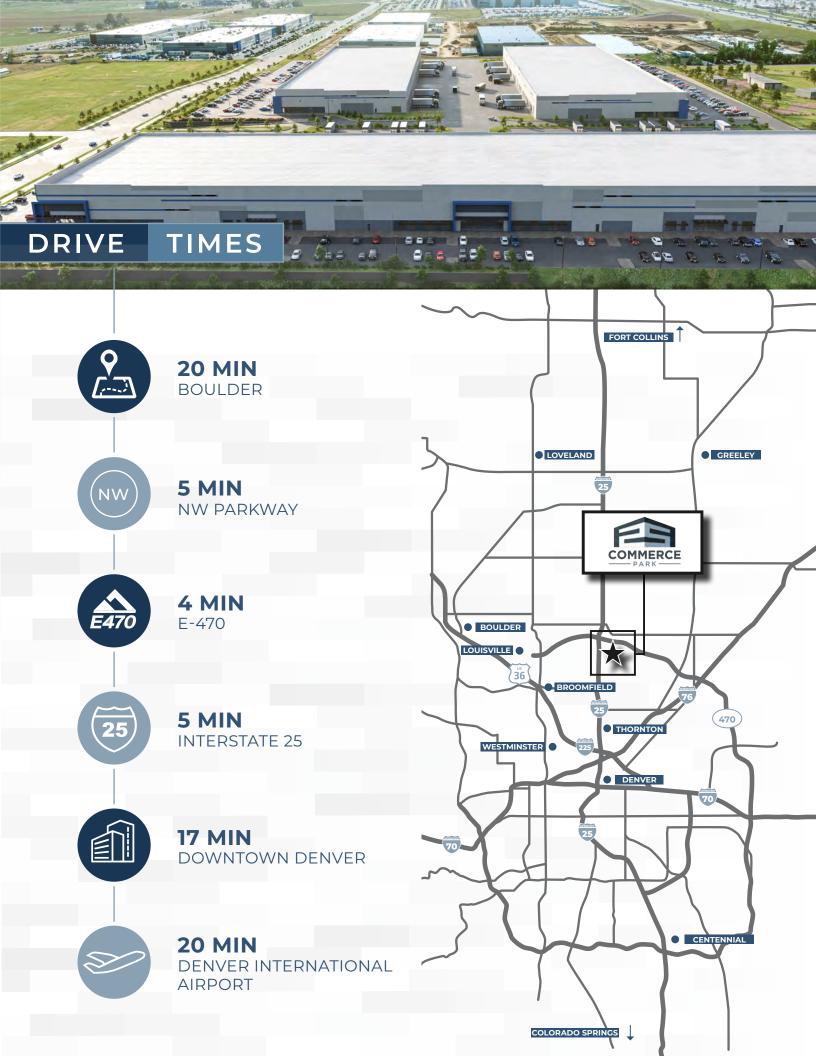
Excellent access to I-25 via Washington St. & 144th Ave.



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 <u>here</u> 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







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