

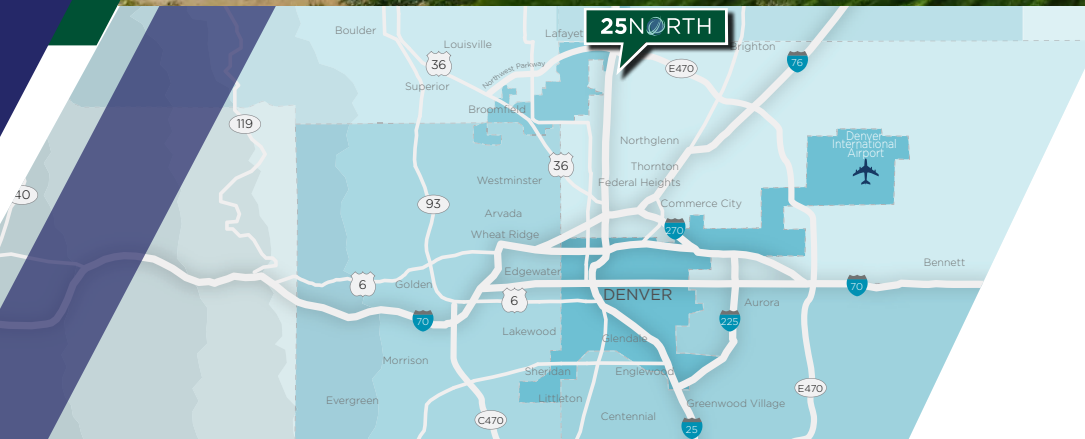
25NORTH

[CLICK FOR VIDEO](#)

NORTH DENVER'S PREMIER INDUSTRIAL BUSINESS PARK WITH VISIBILITY AND ACCESS

70-Acre master-planned industrial development with over 935,000 SF of Class A buildings located in the high growth North Denver area.

STRATEGIC LOCATION



 **CUSHMAN &
WAKEFIELD**

 **EverWest**

 **Invesco**



25NORTH

WHERE BUSINESSES CAN EXCEED THEIR POTENTIAL

25 North is a master-planned development of over 935,000 square feet of modern high-image Class A buildings located in the high growth north Denver area. Combining I-25 visibility and great highway access with new state-of-the art speculative buildings, this development provides the perfect setting for companies looking to establish, consolidate and grow operations in one convenient and strategic location. The site plan provides for a variety of building sizes and designs offering tenants flexible configurations and single and multi-tenant options.

PRIME LOCATION

- Strategic location providing outstanding connectivity to Metro Denver, Boulder and Longmont
- 23 Minutes from Downtown Denver, 24 minutes from Boulder and 26 minutes to Denver International Airport
- I-25 visibility and tenant signage providing direct visibility to over 122,000 vehicles per day
- Close proximity to many amenities and abundant diversified workforce
- BP zoning allows for a variety of office, retail, flex, warehousing, manufacturing and outside storage uses
- Flexible expansion capabilities
- Variety of economic incentives available
- Multiple fiber providers adjacent to site



WORKFORCE BY THE NUMBERS (10 MILE RADIUS)



POPULATION
644,387



MEDIAN HH INCOME
\$93,088



LABOR POPULATION
421,316



WHITE COLLAR WORKERS
269,386



BLUE COLLAR / SERVICES WORKERS
91,992





PHASE I BUILDINGS 1-3 (340,200 SF): 100% LEASED

PHASE II BUILDINGS 4-9 (596,575 SF): 42% PRELEASED, UNDER CONSTRUCTION AND READY FOR TENANT IMPROVEMENTS

HIGHLIGHTS

- Over 935,000 SF of Class A industrial warehouse/distribution/showroom/flex/manufacturing space
- High-image front park/rear load buildings ranging in size from 66,500 SF to 135,000 SF
- Buildings designed with heavy electrical power, good parking ratios and flexible divisibility
- Clear height 28' - 32'

25NORTH



Phase II

FEATURES

- All buildings have energy efficient construction and feature 28' to 32' clear height, abundant natural light via skylights and clerestory windows, 60 mil TPO roof, ESFR fire suppression, heavy power, efficient column spacing and bay depths, large truck courts and generous parking ratios
- Buildings 4, 5 and 9 are recently completed and ready for tenant improvements
- Buildings 6, 7 and 8 are under construction

Bldg. #	Available SF	Loading	Clear Height	Power	Parking Ratio
4	±112,200 SF	24 DH / 4 DI	32'	4,000A, 277/480V, 3P	148 Spaces, 1.3 : 1,000
5	±23,149 SF	5 DH / 1 DI	32'	2,600A, 277/480V, 3P	1.45 : 1,000
6	LEASED	29 DH / 4 DI	32'	4,000A, 277/480V, 3P	224 Spaces, 1.65 : 1,000
7	±86,450 SF	21 DH / 4 DI	28'	3,000A, 277/480V, 3P	127 Spaces, 1.5 : 1,000
8	±66,500 SF	21 DH / 4 DI	28'	2,000A, 277/480V, 3P	129 Spaces, 1.9 : 1,000
9	±55,108 SF	13 DH / 3 DI	28'	1,500A, 277/480V, 3P	84 Spaces, 1.52 : 1,000

Total ±343,407 SF





AMENITIES

Longmont
(20 Minutes)

Colorado National
Golf Club

Highway 7 / E. Baseline Rd.

FUTURE
IKEA

DICK'S
SPORTING GOODS
THE HOME
DEPOT

COSTCO
WHOLESALE

TOPGOLF

Boulder
(24 Minutes)

THE ORCHARD
LOUNGE

macy's STAPLES AMC THEATRES WILSON WICK
LIFETIME FITNESS REI Eddie Bauer Minnie's Cafe
Target JCPenney

25NORTH

E-470

ACCESS

Future
Light Rail Stop

DIA
(26 Minutes)

amazon

STARGATE

Future
Light Rail Stop

E. 144th Ave.

ACCESS

St. Anthony
North Health
Campus

Chick-fil-A PETSMART
TJ-maxx SALLY Beauty Supply

The Grove
FIVE GUYS Cabela's
FIREHOUSE SUBS POTBELLY
BOOT BARN HONEY LOOPY

Lowe's

Walmart

E. 136th Ave.

DENVER
PREMIUM OUTLETS
Columbia Marmot
TOMMY HILFIGER Under Armour
NIKE MERRELL

Downtown Denver
(23 Minutes)

25NORTH



203,840

POPULATION

Within 5 Miles



73,852

HOUSEHOLDS

Within 5 Miles



\$141,425

AVG. INCOME

Within 5 Miles



\$51,210

PER CAPITA INCOME

Within 5 Miles

644,965

POPULATION

Within 10 Miles

236,731

HOUSEHOLDS

Within 10 Miles

\$124,034

AVG. INCOME

Within 10 Miles

\$45,499

PER CAPITA INCOME

Within 10 Miles

DRIVE TIMES

Time (Minutes)

Interstate 25

Immediate Access

E-470 (Tollway)

Immediate Access

Interstate 70

15 Minutes

Downtown Denver

23 Minutes

Boulder

24 Minutes

**Denver International
Airport (DEN)**

26 Minutes

Louisville

17 Minutes

Longmont

20 Minutes

Loveland

41 Minutes



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