



FOR LEASE

Phase I:
300,459 SF Total
in 3 Buildings
Q2 2023 Delivery

@ E 128th Ave &
Washington St
Thornton, CO 80241


STREAM



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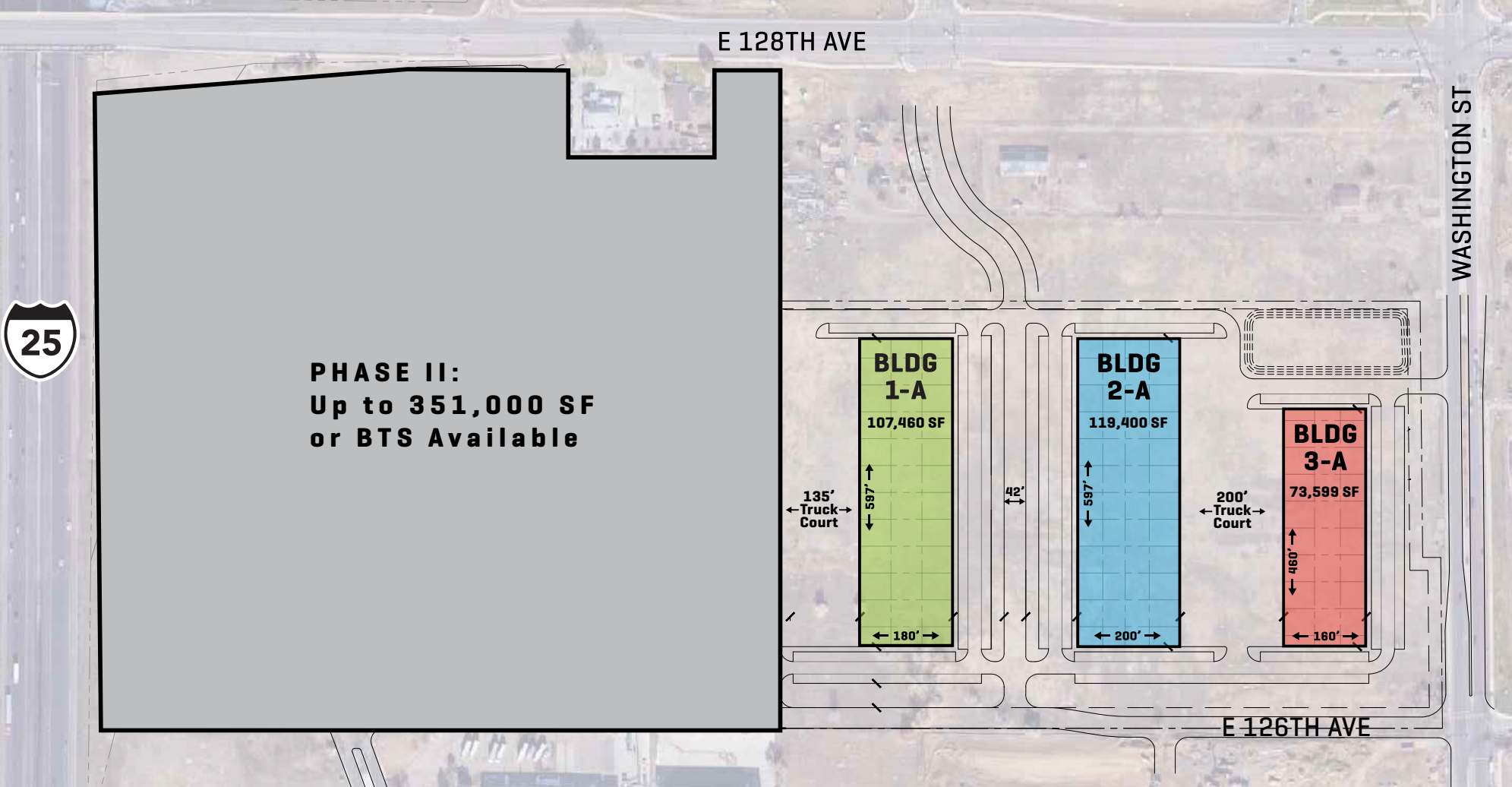
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INNOVATE 25 SITE PLAN & AVAILABILITY

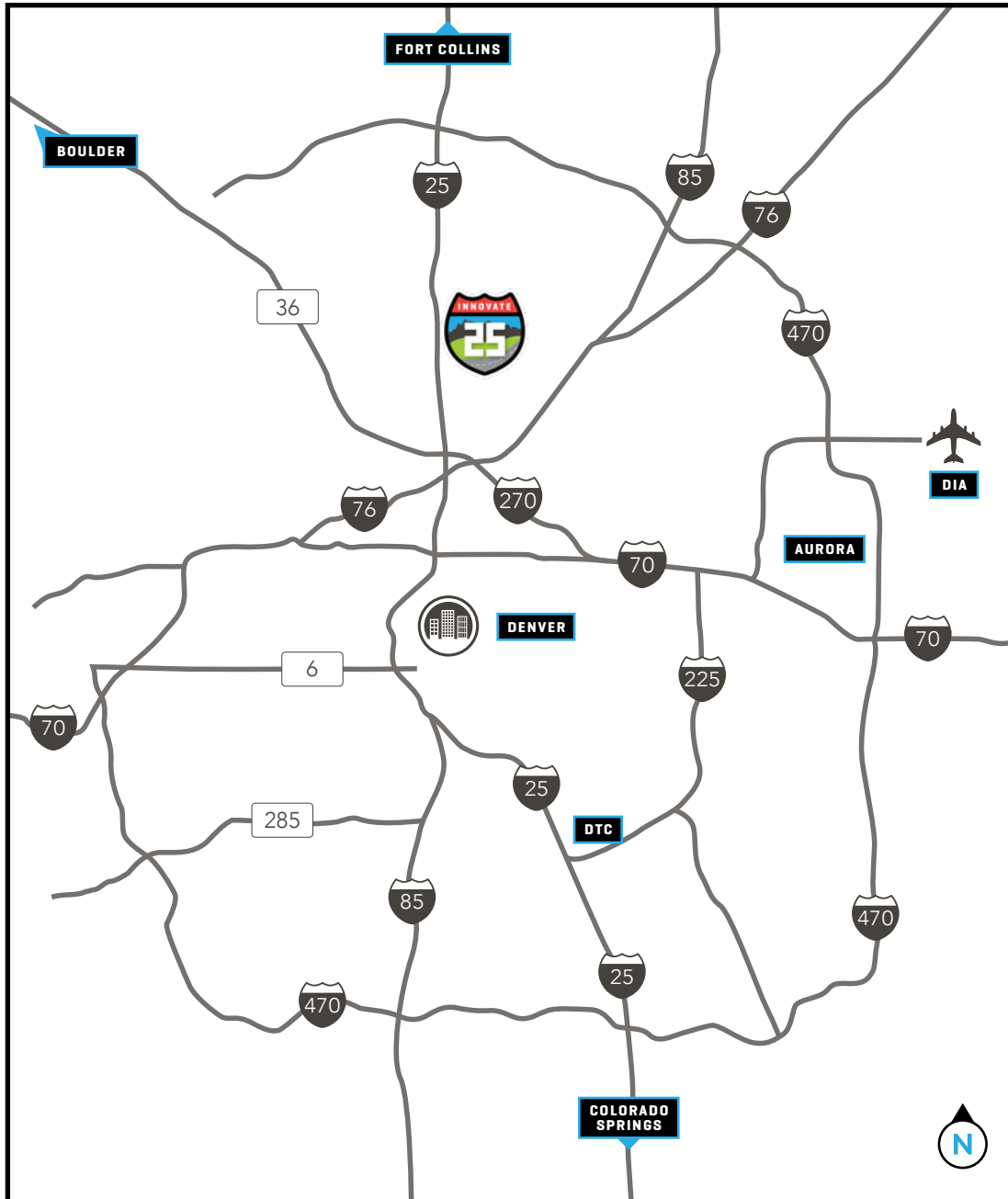


	BUILDING SIZE	AVAILABLE SPACE	BUILDING DEPTH	CLEAR HEIGHT	LOADING	TRUCK COURT DEPTH	POWER
BUILDING 1-A	107,460 SF	107,460 SF	180'	28'	20 Dock-High & 4 Drive-In *ability to add up to 10 additional	135'	2000A
BUILDING 2-A	119,400 SF	119,400 SF	200'	28'	22 Dock-High & 4 Drive-In *ability to add up to 8 additional	200' [shared]	2000A
BUILDING 3-A	73,599 SF	73,599 SF	160'	28'	12 Dock-High & 4 Drive-In *ability to add up to 7 additional	200' [shared]	1600A

Contact Leasing Team for Lease Rate

INNOVATE 25 OVERVIEW

LOCATION



HIGHLIGHTS

- | Excellent ingress/egress off of I-25
- | Flexible divisibility [$\pm 18,000$ SF & up]
- | BTS opportunity with Phase II
- | Access to diverse & growing labor pool
- | Numerous amenities in immediate area
- | ESFR Sprinklers
- | Business Park Zoning
- | Mill Levy: 110.645

AVERAGE DRIVE TIMES

TO / FROM	TIME
Downtown Denver	26 mins
DEN Airport	27 mins
Fort Collins	54 mins
Boulder	28 mins
Colorado Springs	1 hour 26 mins



STREAM

BRENNAN
INVESTMENT GROUP

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