453,550 SF CLASS A INDUSTRIAL SPACE FOR SALE OR LEASE

In The Heart of Denver's Fastest Growing Submarket

TENANT 1



DELIVERY STARTING Q3-2024

BUILDING 1	131,250 SF	
BUILDING 2	146,300 SF	
BUILDING 3	176,000 SF	





PROPERTY SPECIFICATIONS BUILDING 3 176,000 SF BUILDING 1 131,250 SF BUILDING 2 146,300 SF

	BUILDING 1	BUILDING 2	BUILDING 3
Address	15003 Grant Street Thornton, CO	15055 Grant Street Thornton, CO	15107 Grant Street Thornton, CO
Building Size	131,250 SF	146,300 SF	176,000
Divisible	±22,000 SF	±22,500 SF	±22,500 SF
Spec Office	±3,000 SF in SE Corner	±3,000 SF in SW Corner ±3,000 SF in NW Corner	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)	Business Park (BP)	Business Park (BP)
Clear Height	28'	28′	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	219 Spaces	224 Spaces	228 Spaces
Trailer Parking	0	0	40 Stalls
Sprinkler System	ESFR	ESFR	ESFR
Column Spacing	52' X 50' (Typical)	52' X 53' 4"	52' X 53' 4"
Lease Rate	To Quote	To Quote	To Quote
Sale Price	To Quote	To Quote	To Quote

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PROPERTY HIGHLIGHTS



Trailer parking available



Buildings available

for sale or lease



Access to a robust and

fast-growing labor pool

Numerous nearby amenities

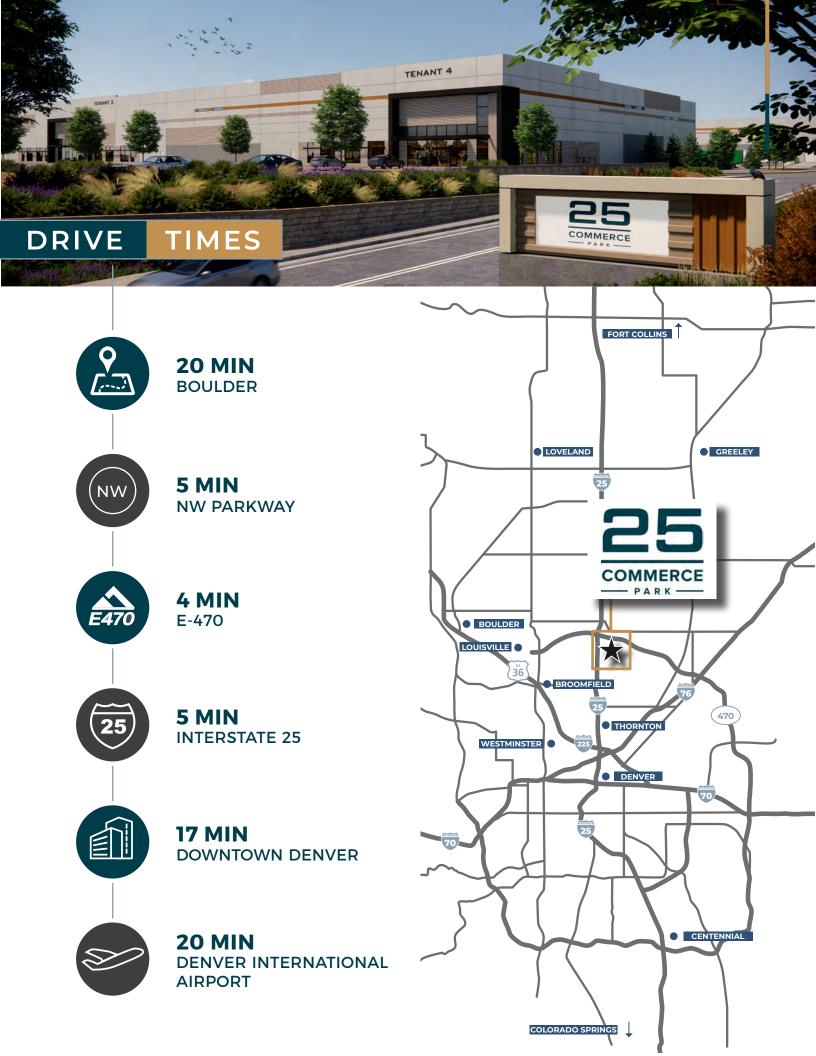
Planned Grant Street expansion and improvements Excellent access to I-25 via Grant Street & 144th



Excellent access to E-470 via E 152nd Parkway FTZ Enabled Services Provided by Rockefeller Group









E. 152ND PKWY.

DOWNTOWN DENVER

E. 144TH AVE.

ENVER PREMIUM OUTLETS

amazo

ORCHARD TOWN CENTER

INTERSTATE

PROXIMITY TO I-25 & E-470 PROVIDES INCREDIBLE CONNECTIVITY TO METRO DENVER, BOULDER, & NORTHERN COLORADO

TODD WITTY, SIOR

E470

Senior Vice President 303 725 7189 todd.witty@cbre.com

DANIEL CLOSE, SIOR

Senior Vice President 303 946 3285 daniel.close@cbre.com

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NORTHWEST PARKWAY

ROCKEFELLER GROUP



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