

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

In The Heart of Denver's Fastest Growing Submarket



# 25

## COMMERCE

### PARK

THORNTON, COLORADO

DELIVERY STARTING Q3-2024

BUILDING 1 131,250 SF

BUILDING 2 146,300 SF

BUILDING 3 176,000 SF

ROCKEFELLER  
GROUP

CBRE

# PROPERTY

# SPECIFICATIONS



	BUILDING 1	BUILDING 2	BUILDING 3
<b>Address</b>	15003 Grant Street Thornton, CO	15055 Grant Street Thornton, CO	15107 Grant Street Thornton, CO
<b>Building Size</b>	131,250 SF	146,300 SF	176,000
<b>Divisible</b>	±22,000 SF	±22,500 SF	±22,500 SF
<b>Spec Office</b>	±3,000 SF in SE Corner	±3,000 SF in SW Corner ±3,000 SF in NW Corner	To Suit
<b>Loading</b>	31 Dock High Doors / 4 Drive-In Doors	33 Dock High Doors / 4 Drive-In Doors	41 Dock High Doors / 4 Drive-In Doors
<b>Zoning</b>	Business Park (BP)	Business Park (BP)	Business Park (BP)
<b>Clear Height</b>	28'	28'	32'
<b>Truck Court Depth</b>	200' (shared with Bldg. 2)	200' (shared with Bldg. 1)	130'
<b>Dimensions</b>	210' X 625'	220' X 665'	220' X 800'
<b>Power</b>	4,000A/480V	4,000A/480V	4,000A/480V
<b>Parking</b>	219 Spaces	224 Spaces	228 Spaces
<b>Trailer Parking</b>	0	0	40 Stalls
<b>Sprinkler System</b>	ESFR	ESFR	ESFR
<b>Column Spacing</b>	52' X 50' (Typical)	52' X 53' 4"	52' X 53' 4"
<b>Lease Rate</b>	To Quote	To Quote	To Quote
<b>Sale Price</b>	To Quote	To Quote	To Quote

# PROPERTY

# HIGHLIGHTS



Buildings available for sale or lease



Access to a robust and fast-growing labor pool



Trailer parking available



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







**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



# 25

COMMERCE  
PARK



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



**TODD WITTY, SIOR**  
*Senior Vice President*  
303 725 7189  
todd.witty@cbre.com

**DANIEL CLOSE, SIOR**  
*Senior Vice President*  
303 946 3285  
daniel.close@cbre.com

[WWW.25COMMERCEPARKDENVER.COM](http://WWW.25COMMERCEPARKDENVER.COM)

ROCKEFELLER  
GROUP

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_March2024