

25NORTH

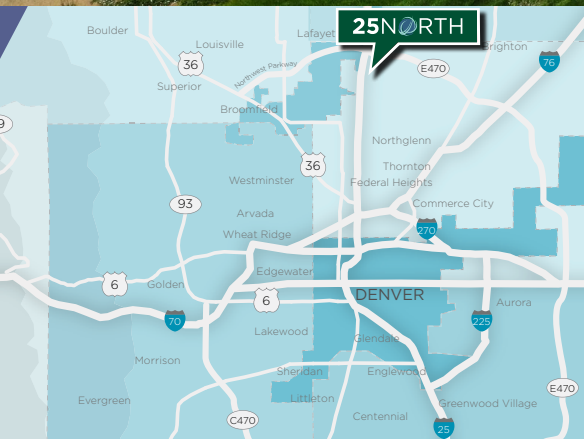
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NORTH DENVER'S PREMIER INDUSTRIAL BUSINESS PARK WITH VISIBILITY AND ACCESS

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

 Sagard |  Invesco



WHERE BUSINESSES CAN EXCEED THEIR POTENTIAL

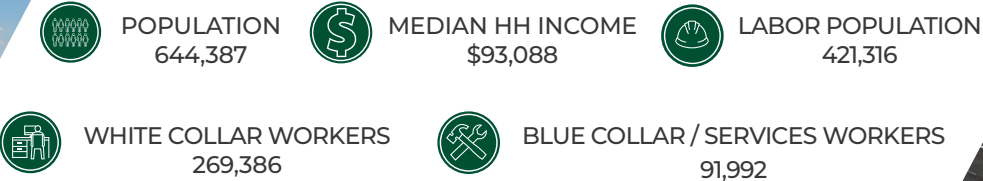
25 North is a master-planned development of over 935,000 square feet of modern high-image Class A buildings located in the high growth north Denver area. Combining I-25 visibility and great highway access with new state-of-the art speculative buildings, this development provides the perfect setting for 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)





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

PHASE II BUILDINGS 4-9 (596,575 SF): 71% LEASED 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 with available space ranging in size from 18,305 SF to 73,124 SF
- Buildings designed with heavy electrical power, good parking ratios and flexible divisibility
- Clear height 28' - 32'

25 NORTH



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, 7, 8 and 9 are recently completed and ready for tenant improvements

Bldg. #	Available SF	Loading	Clear Height	Power	Parking Ratio
4	±73,124 SF	14 DH / 3 DI	32'	1,800A, 277/480V, 3PH	1.3 : 1,000
5	LEASED	20 DH / 4 DI	32'	2,600A, 277/480V, 3PH	1.45 : 1,000
6	LEASED	29 DH / 4 DI	32'	4,000A, 277/480V, 3PH	1.65 : 1,000
7	±57,919 SF	13 DH / 3 DI	28'	2,400A, 277/480V, 3PH	1.5 : 1,000
8	±51,364 SF	16 DH / 3 DI	28'	2,400A, 277/480V, 3PH	1.9 : 1,000
9	±27,180 SF	8 DH / 1 DI	28'	600A, 277/480V, 3PH	1.52 : 1,000

Total ±209,587 SF





AMENITIES

Longmont
(20 Minutes)

Colorado National
Golf Club

Highway 7 / E. Baseline Rd.



Boulder
(24 Minutes)



ACCESS

Future
Light Rail Stop



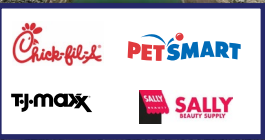
DIA
(26 Minutes)

E. 144th Ave.

ACCESS



Future
Light Rail Stop



E. 136th Ave.



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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