



## FOR SALE OR LEASE

Phase I:  
302,215 SF Total  
in 3 Buildings  
Q1 2025 Delivery

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

STREAM



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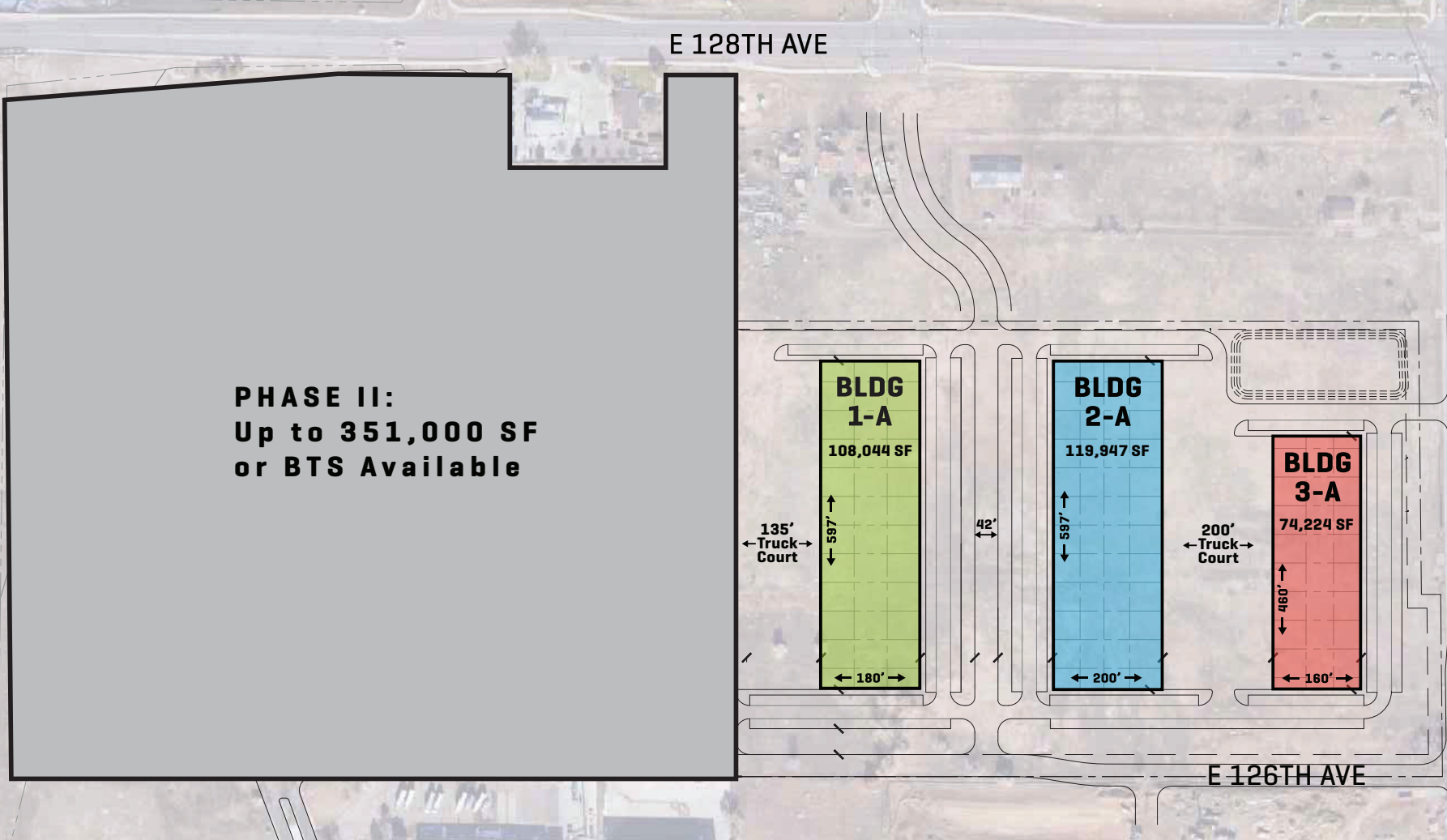
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# INNOVATE 25 SITE PLAN & AVAILABILITY



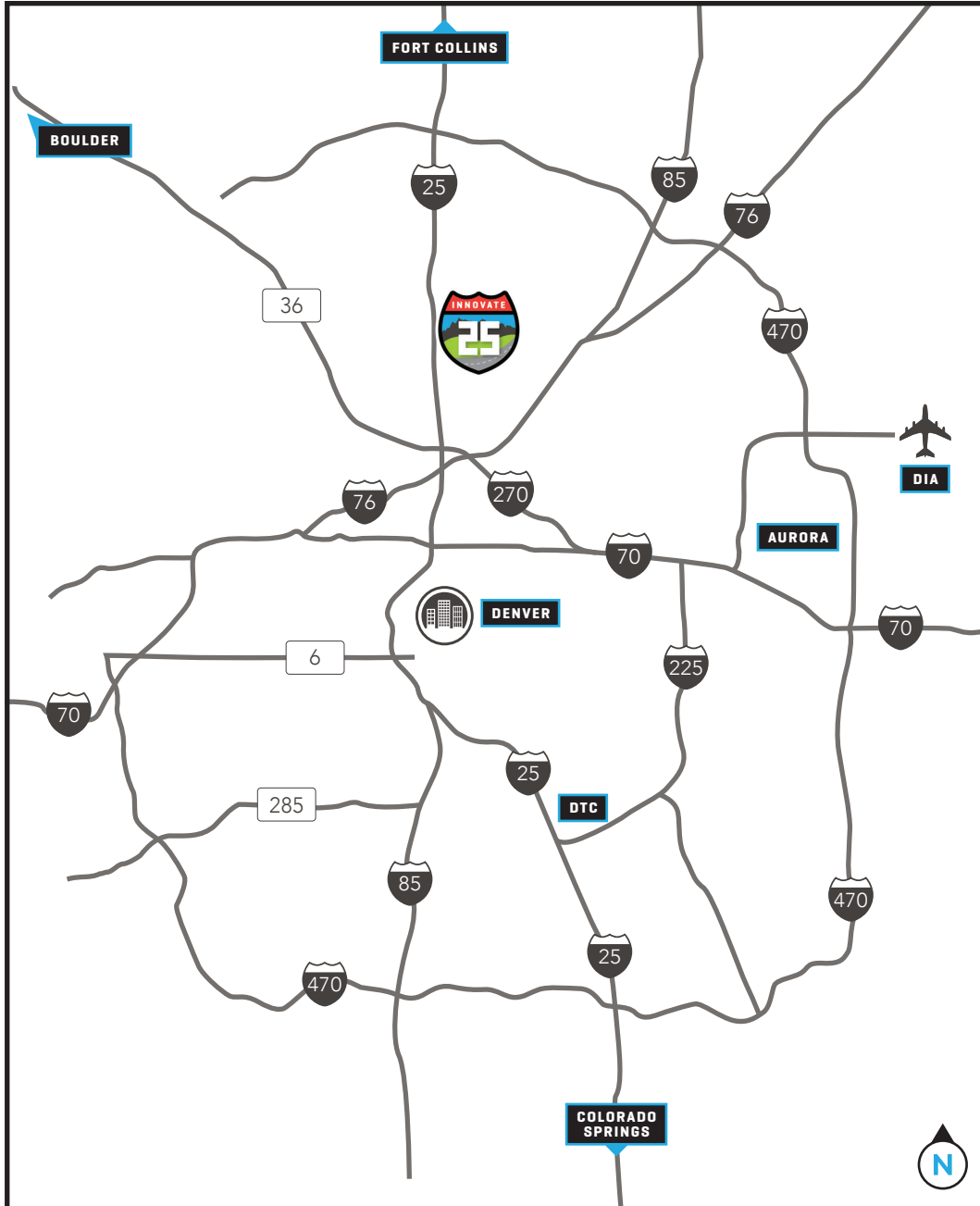
**PHASE II:**  
Up to 351,000 SF  
or BTS Available

	BUILDING SIZE	AVAILABLE SPACE	BUILDING DEPTH	CLEAR HEIGHT	LOADING	PARKING COUNT	TRUCK COURT DEPTH	POWER
<b>BUILDING 1-A</b>	108,044 SF	108,044. SF	180'	28'	20 Dock-High & 4 Drive-In <small>*ability to add up to 10 additional</small>	147 Stalls	135'	2000A
<b>BUILDING 2-A</b>	119,947 SF	119,947 SF	200'	28'	22 Dock-High & 4 Drive-In <small>*ability to add up to 8 additional</small>	201 Stalls	200' [shared]	2000A
<b>BUILDING 3-A</b>	74,224 SF	74,224 SF	160'	28'	12 Dock-High & 4 Drive-In <small>*ability to add up to 7 additional</small>	144 Stalls	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





E 136TH AVE

DIAMOND INTERCHANGE  
5 min away



E 128TH AVE



GRANT ST

WASHINGTON ST

DIAMOND INTERCHANGE  
3 min away

E 120TH AVE

▲ INGRESS FROM I-25  
▼ EGRESS TO I-25

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BRENNAN INVESTMENT GROUP

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