



NORTH WASHINGTON COMMERCE CENTER

BUILDING A

±28,196-85,125 SF
AVAILABLE FOR LEASE

1101 E 126TH AVENUE
THORNTON, CO 80241



Joe Krahn

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Matt Trone, SIOR

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Building A

Building Features

BUILDING SIZE
118,422 SF

SITE SIZE
13.62 Acres

AVAILABLE SIZE
±28,196 - ±85,125 SF

SPRINKLERS
ESFR

OFFICE SPEC SUITE
±2,900 SF

POWER
3-Phase / 480 volt /
2,000 amps

BUILDING DEPTH
181'

COLUMN SPACING
50' x 40' with 60'
speed bay

CLEAR HEIGHT
30'

ZONING
PUD

PARKING
140 stalls | 1.64:1,000

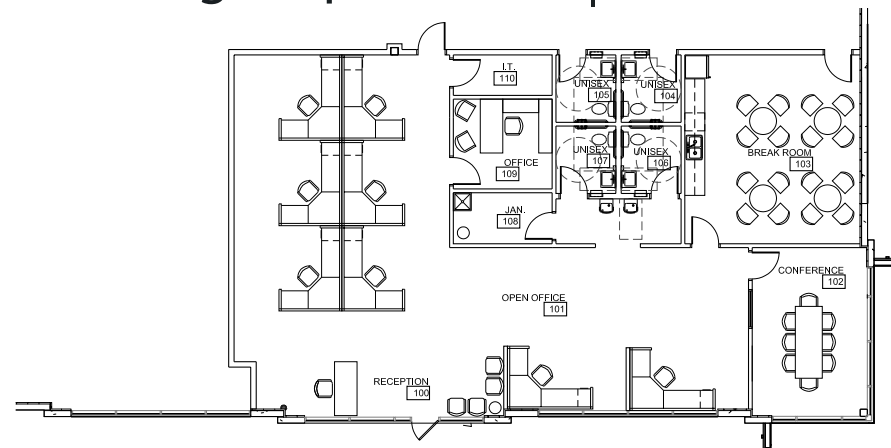
2024 OPEX
\$3.70 (Est.)

LOADING
19 dock high doors
(9'x10')
3 drive-in ramped
doors (12'x14')

LEASE RATE
To quote



Building A Spec Office | 2,900 SF





Drive Times

To I-25	3 Minutes
To I-25 & I-70	12 Minutes
Downtown Denver (Coors Field)	15 Minutes
Fort Collins	40 Minutes
Boulder	26 Minutes
Denver International Airport (DEN)	27 Minutes
RTD Eastlake Station	2 Minutes .5 Mile Walk

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