

25NORTH

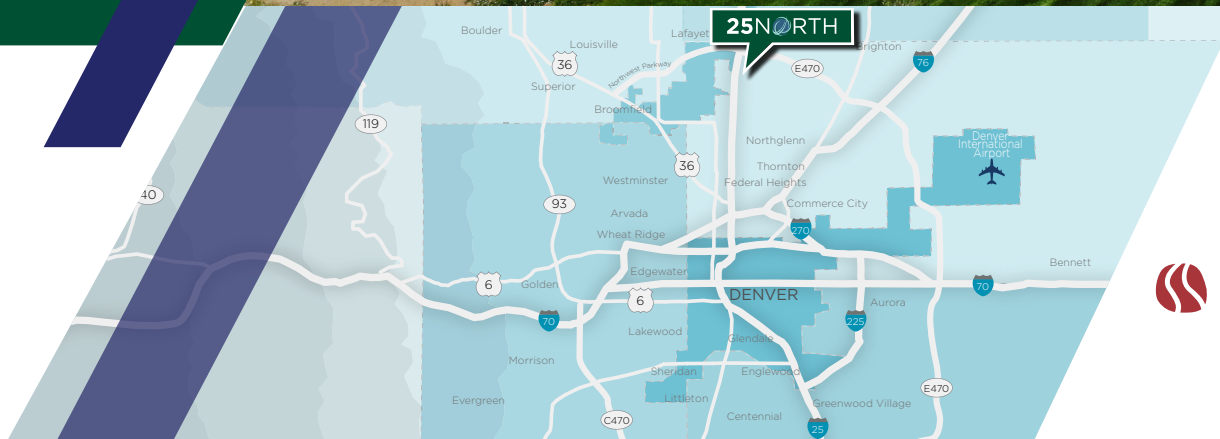
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NORTH DENVER'S PREMIER INDUSTRIAL BUSINESS PARK WITH VISIBILITY AND ACCESS

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



25NORTH

WHERE BUSINESSES CAN EXCEED THEIR POTENTIAL

25 North is a master-planned development of over 935,000 SF 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)



POPULATION
644,387



MEDIAN HH INCOME
\$93,088



LABOR POPULATION
421,316



WHITE COLLAR WORKERS
269,386



BLUE COLLAR / SERVICES WORKERS
91,992





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

PHASE II BUILDINGS 4-9 (596,575 SF): 70% 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'

25NORTH



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, and 8 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	LEASED	8 DH / 1 DI	28'	600A, 277/480V, 3PH	1.52 : 1,000

Total ± 182,407 SF





AMENITIES

THE ORCHARD TOWN CENTER

- ★ macy's
- STAPLES
- amc THEATRES
- WHITING WICH
- LIFETIME FITNESS
- REI
- Eddie Bauer
- Minnie's Cafe
- Target
- JCP

THE GROVE

- FIVE GUYS BURGERS and FRIES
- Cabela's
- FIREHOUSE SUBS
- POTBELLY
- BOOT BARN
- HOBBY LOBBY

DENVER PREMIUM OUTLETS

- Columbia
- TOMMY HILFIGER
- Marmot
- Under Armour
- MERRELL

LOWE'S

Walmart

Chick-fil-A

PETSMART

TJ-maxx

SALLY BEAUTY SUPPLY

St. Anthony North Health Campus

amazon

STARGATE

The Grove

COSTCO WHOLESALE

TOPGOLF

DICK'S SPORTING GOODS

THE HOME DEPOT

FUTURE IKEA

Interstate 25

Longmont (20 Minutes)

Boulder (24 Minutes)

Future Light Rail Stop

DIA (26 Minutes)

ACCESS

25NORTH

E-470

E. 144th Ave.

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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