

# 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

CONSTRUCTION COMPLETE

131,250 SF REMAINING  
AVAILABLE IN BUILDING 1

ROCKEFELLER  
GROUP

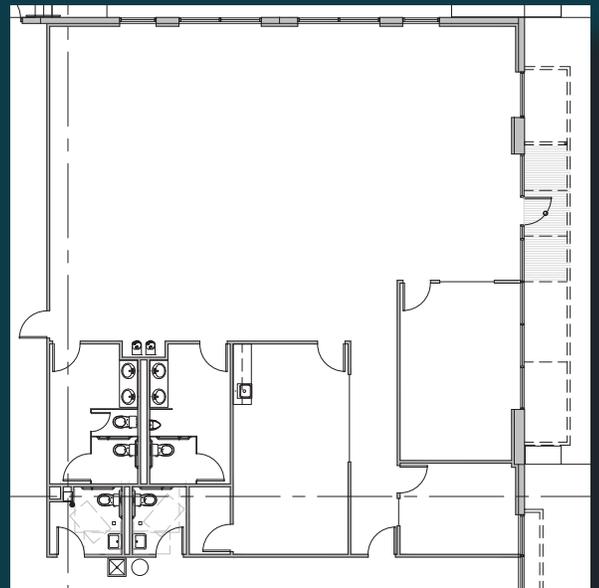
CBRE

# PROPERTY SPECIFICATIONS



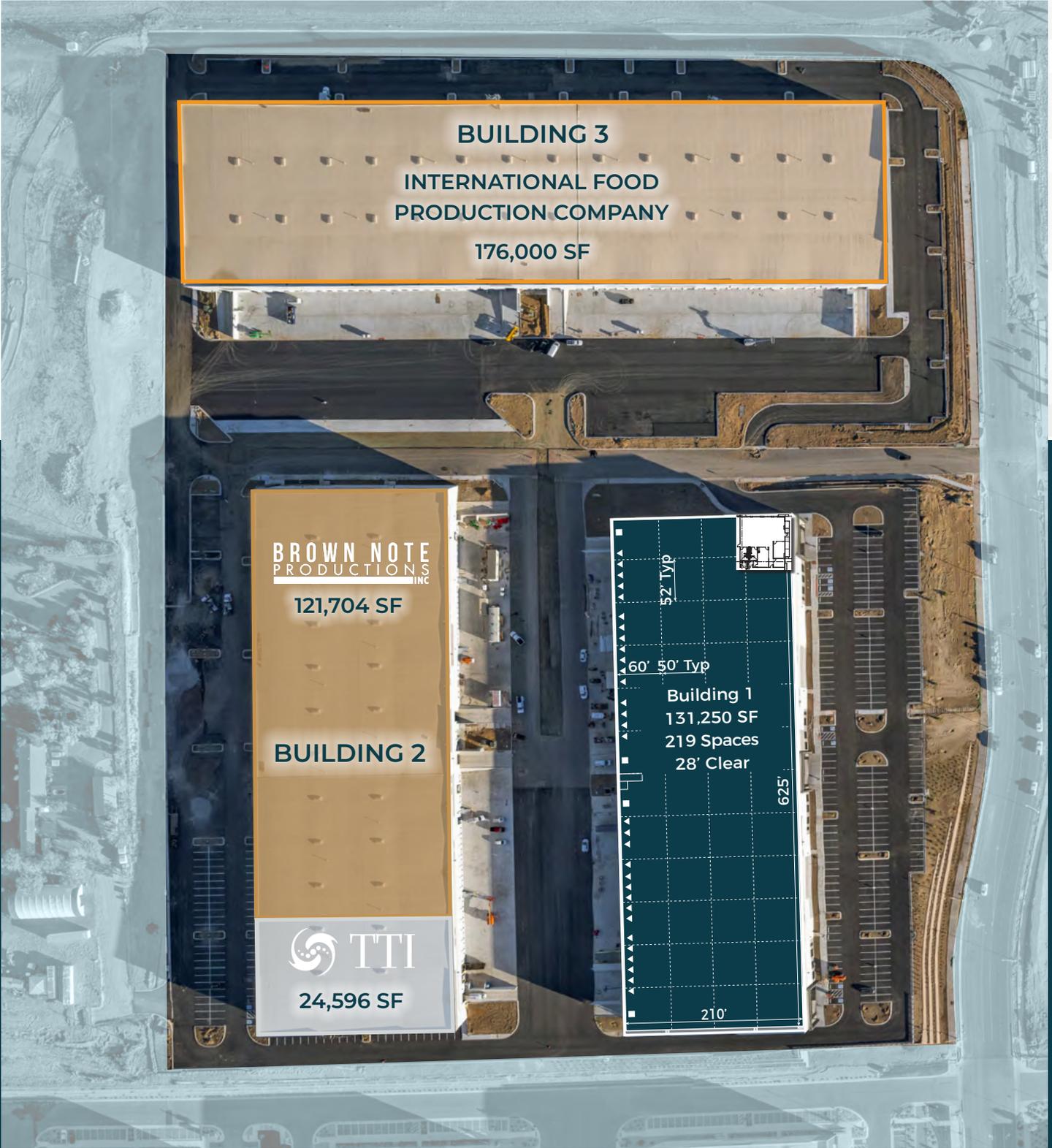
## BUILDING 1

Address	15003 Grant Street, Thornton, CO
Building Size	131,250 SF
Divisible	±22,000 SF
Spec Office	±3,000 SF in NE Corner
Loading	31 Dock High Doors / 4 Drive-In Doors
Zoning	Business Park (BP)
Clear Height	28'
Truck Court Depth	200' (shared with Bldg. 2)
Dimensions	210' X 625'
Power	4,000A/480V
Parking	219 Spaces + 6 Car Charging Stations
Sprinkler System	ESFR
Column Spacing	52' X 50' (Typical); 60' Speed Bay
County	Adams
Lease Rate	To Quote
Sale Price	To Quote



**SPEC SUITE DESIGN  
LAYOUT ±3,000 SF  
DELIVERING MAY**

# SITE PLAN



# 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

DOWNTOWN DENVER

DENVER PREMIUM OUTLETS

ORCHARD TOWN CENTER

E. 144<sup>TH</sup> AVE.

amazon

WASHINGTON ST.

GRANT ST.

E. 152<sup>ND</sup> PKWY.

INTERSTATE  
25



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



NORTHWEST  
PARKWAY



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