

# 25NORTH

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



 [VIEW VIDEO](#)

70-Acre Master-Planned Development | 935,000 SF



# 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

CONNECTIVITY TO  
METRO DENVER, BOULDER  
AND LONGMONT

I-25 TENANT SIGNAGE AND  
VISIBILITY TO OVER  
122,000 VEHICLES PER DAY

BP ZONING ALLOWS FOR A  
VARIETY OF OFFICE, RETAIL,  
FLEX, AND MANUFACTURING

VARIETY OF ECONOMIC  
INCENTIVES AVAILABLE

23 MIN: DOWNTOWN DENVER  
24 MIN: BOULDER  
26 MIN: DENVER INT. AIRPORT

CLOSE PROXIMITY  
TO AMENITIES AND A  
DIVERSIFIED WORKFORCE

FLEXIBLE EXPANSION  
CAPABILITIES

MULTIPLE FIBER PROVIDERS  
ADJACENT TO SITE



## Move-In Ready Availability

|                   | Available   | Loading      | Clear | Power                 | Parking     |
|-------------------|-------------|--------------|-------|-----------------------|-------------|
| <b>Building 1</b> | ±114,700 SF | 32 DH / 4 DI | 28'   | 4,000A, 277/480V, 3PH | 2.8 : 1,000 |
| <b>Building 4</b> | ±73,124 SF  | 14 DH / 3 DI | 32'   | 1,800A, 277/480V, 3PH | 1.3 : 1,000 |
| <b>Building 7</b> | ±57,919 SF  | 13 DH / 3 DI | 28'   | 2,400A, 277/480V, 3PH | 1.5 : 1,000 |
| <b>Building 8</b> | ±51,364 SF  | 16 DH / 3 DI | 28'   | 2,400A, 277/480V, 3PH | 1.9 : 1,000 |

## Highlights

- Suitable for warehouse/distribution/showroom/flex/manufacturing space/food production
- High-image front park/rear load buildings with available space ranging in size from 18,305 SF to 114,700 SF
- Buildings designed with heavy electrical power, good parking ratios and flexible divisibility
- Clear height 28' - 32'



185,003

**POPULATION**

*Within 5 Miles*



67,223

**HOUSEHOLDS**

*Within 5 Miles*



\$160,740

**AVG. INCOME**

*Within 5 Miles*



\$58,380

**PER CAPITA INCOME**

*Within 5 Miles*



29.6%

**BLUE COLLAR/SERVICES**

*Within 5 Miles*



70.3%

**WHITE COLLAR**

*Within 5 Miles*

630,926

**POPULATION**

*Within 10 Miles*

232,354

**HOUSEHOLDS**

*Within 10 Miles*

\$141,406

**AVG. INCOME**

*Within 10 Miles*

\$52,105

**PER CAPITA INCOME**

*Within 10 Miles*

34.5%

**BLUE COLLAR/SERVICES**

*Within 10 Miles*

65.5%

**WHITE COLLAR**

*Within 10 Miles*



To Downtown Denver

W. 144th Ave.

Washington St.

I-25 Access



25NORTH

Huron St.

E-470 Access



**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       |



# NEARBY AMENITIES

Longmont  
20 mins

Boulder  
24 mins

E 160TH AVE

NORTHWEST PKWY

YORK ST

25NORTH

DIA  
26 mins

WASHINGTON ST

THE GROVE

W 144TH AVE

E 136TH AVE

Downtown  
Denver 23 mins

**COSTCO**  
WHOLESALE

LIVING SPACES

**FLOOR DECOR**

Top Golf

**ORCHARD TOWNER CENTER**

OFF BROADWAY SHOE WAREHOUSE

**NORDSTROM rack**

**ROSS**  
DRESS FOR LESS

**ULTA**  
BEAUTY

**TARGET**

**DOLLAR TREE**

JCPenney

**SMOOTHIE KING**

**five BELOW**

**Starbucks**

**Marshalls**

**Panera BREAD**

*Color Me Mine*

**LIFETIME**  
FITNESS

**amazon**

**STARGATE**

**Snooze**  
AN AMERICAN DINER

**SALLY BEAUTY**

**Chick-fil-A**

**EDWIN BROS**  
BAGELS

**SIERRA**  
TRADING POST

**HomeGoods**

**PETSMART**

**Timothy Johns**  
COUNTRY SANDWICHES

**Costa Vida**  
TRADING MEXICAN RESTAURANT

**TJ-MAXX**

**St. Anthony North Health Campus**  
Centura Health

**LOWE'S**  
Home Improvement Warehouse

**Carls Jr.**

**Starbucks**

**Cabela's**

**Potbelly**  
SANDWICH SHOP

**F45**

**Arby's**

**HOBBY LOBBY**

**Wendy's**  
THE HENRY'S FOUNDRY

**crumbl**  
cookies

**Burlington**

**BOOT BARN**

**FIVE GUYS**  
BURGERS and FRIES

**DENVER PREMIUM OUTLETS**  
A SIMON CENTER

**Walmart**  
SUPERCENTER

**KFC**

**LONG JOHN SILVER**

**Dutch Bros**

**taco john's**

# 25NORTH

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