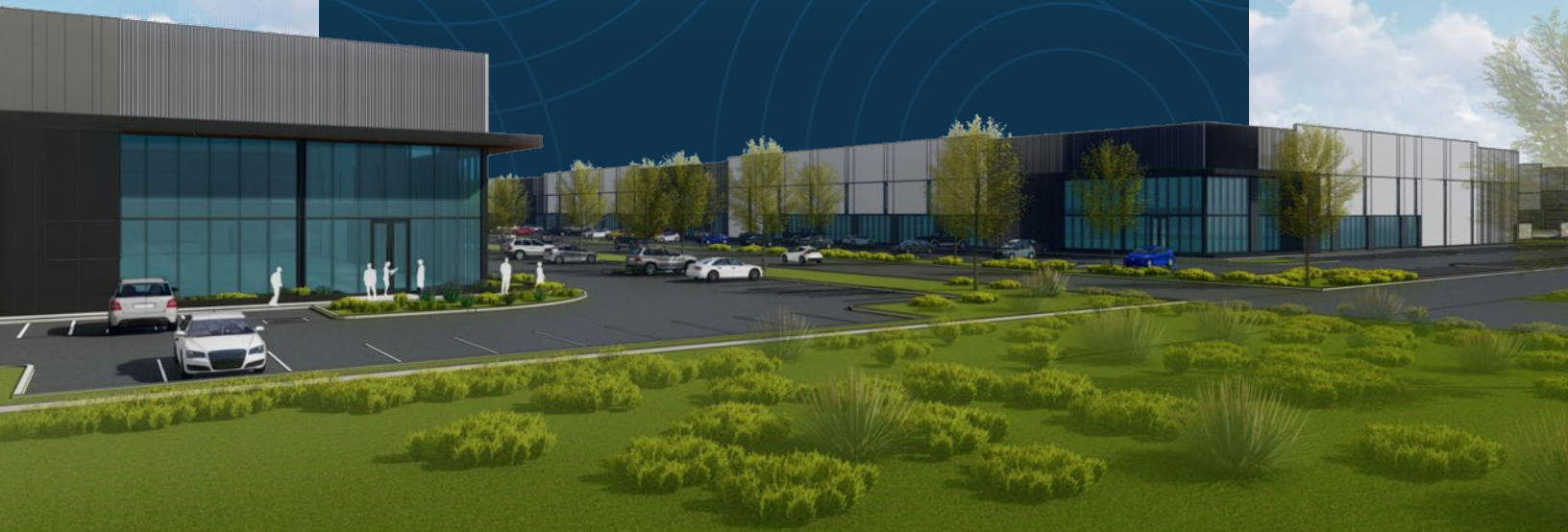


CROSSROADS 25

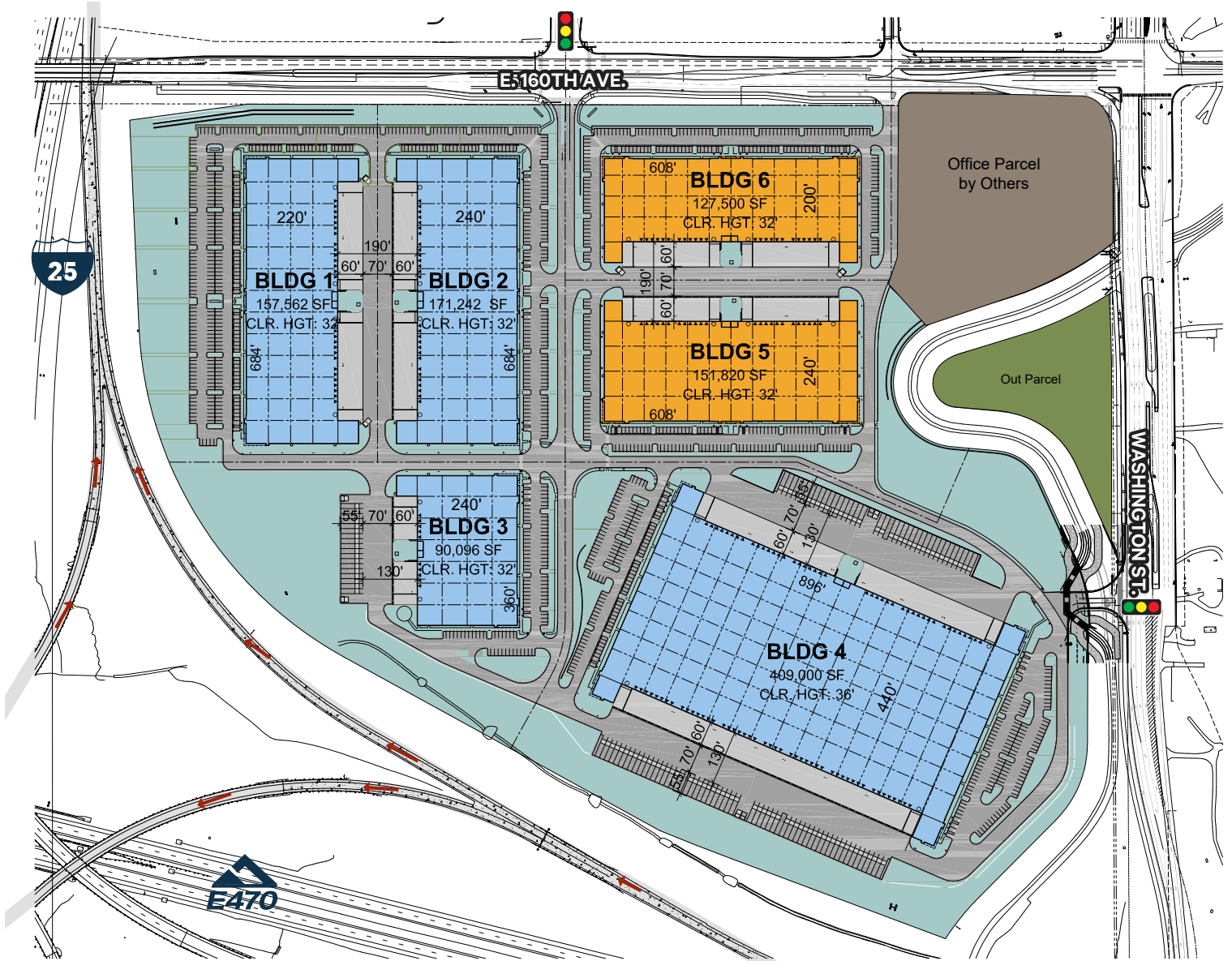
FOR LEASE OR SALE
PHASE I DELIVERING Q4 2026 - Q1 2027



STRATEGICALLY LOCATED ON THE
HARD CORNER OF I-25 AND E-470
IN THE HEART OF DENVER'S POPULATION GROWTH AND PRIMARY
TRANSPORTATION CORRIDOR

- ⦿ 42,120 - 409,000 SF Available (Phase I)
- ⦿ Delivering as early as Q4 2026 (Phase I)
- ⦿ 4 points of Freeway access via Highway 7, York St, 144th Ave and Sheridan Pkwy
- ⦿ Business Park Zoning; Building 4 is Warehouse Overlay
- ⦿ Build-to-Suits Available
- ⦿ Highway Visibility with Trailer Parking

MASTER SITE PLAN

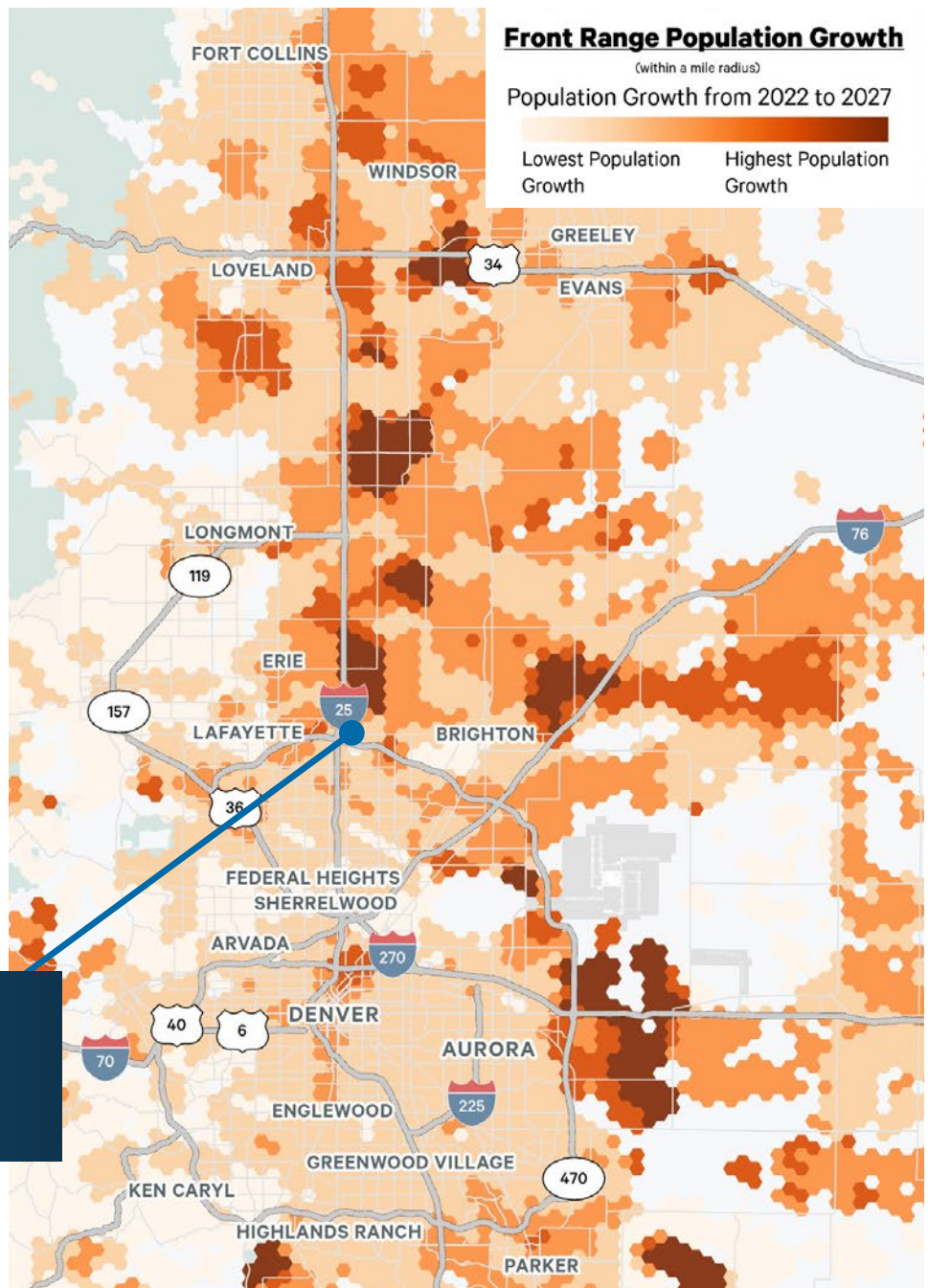


BUILDING FEATURES

	PHASE I				PHASE II	
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
DELIVERING	Q4 2026	Q4 2026	Q4 2026	Q4 2026	TBD	TBD
SQUARE FOOTAGE	157,562	171,242	90,096	409,000	151,820	127,500
LOT SIZE	11.1	8.86	9.76	27.02	8.96	7.60
BUILDING DIMENSIONS	684' X 220'	684' x 240'	360' x 240'	785' x 440'	607' x 240'	607' x 200'
COLUMN SPACING	52' x 50'					
POWER	3,000 - 4,000 AMPS PER BUILDING (EXPECTED)					
LOADING (APPROX.)	28 DH, 4 DI	28 DH, 4 DI	10 DH, 2 DI	96 DH, 4 DI	24 DH, 4 DI	24 DH, 4 DI
CLEAR HEIGHT	32'	32'	32'	36'	32'	32'
AUTO PARKING	332	190	103	265	146	176
TRAILER PARKING	-	-	18	95	-	-
ZONING	BP	BP	BP	WH OVERLAY	BP	BP

LOCATION HIGHLIGHTS

- North Denver and Northern Colorado are the fastest growing regions in the state
- Northern Colorado's population has seen 22.4% growth since 2010 and is forecasting 45% growth by 2040
- I-25 is Colorado's busiest freight route and some of the largest truck counts are seen in the market
- E-470 easily connects the Property to Denver International Airport and the entire Metro area
- Northern Colorado has a high concentration of blue collar and white collar workers



SITE FEATURES



**ESFR
SPRINKLERS**



**EXTREMELY RARE
CROSSDOCK
SPACE WITH
WAREHOUSE
OVERLAY**



**HIGHWAY
VISIBILITY**



**LEASE RATE:
NEGOTIABLE**

DRIVE TIMES

I-70	19 min. / 15 mi.
DENVER INTL. AIRPORT	25 min. / 24 mi.
DOWNTOWN DENVER	22 min. / 18 mi.



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