

PULSE

INDUSTRIAL CENTER



134,290 SF
CLASS A INDUSTRIAL

FOR LEASE OR SALE
DELIVERING Q1 2027



LOCATED IN DENVER'S BOOMING NORTH SUBMARKET



**I-25
FRONTAGE**



**UNMATCHED
VISIBILITY**



**LOCATED IN
FOREIGN TRADE
ZONE**



**STRONG
DEMOGRAPHICS
& LABOR POOL**



**IMMEDIATE
FREEWAY ACCESS
VIA E 144TH AVE**



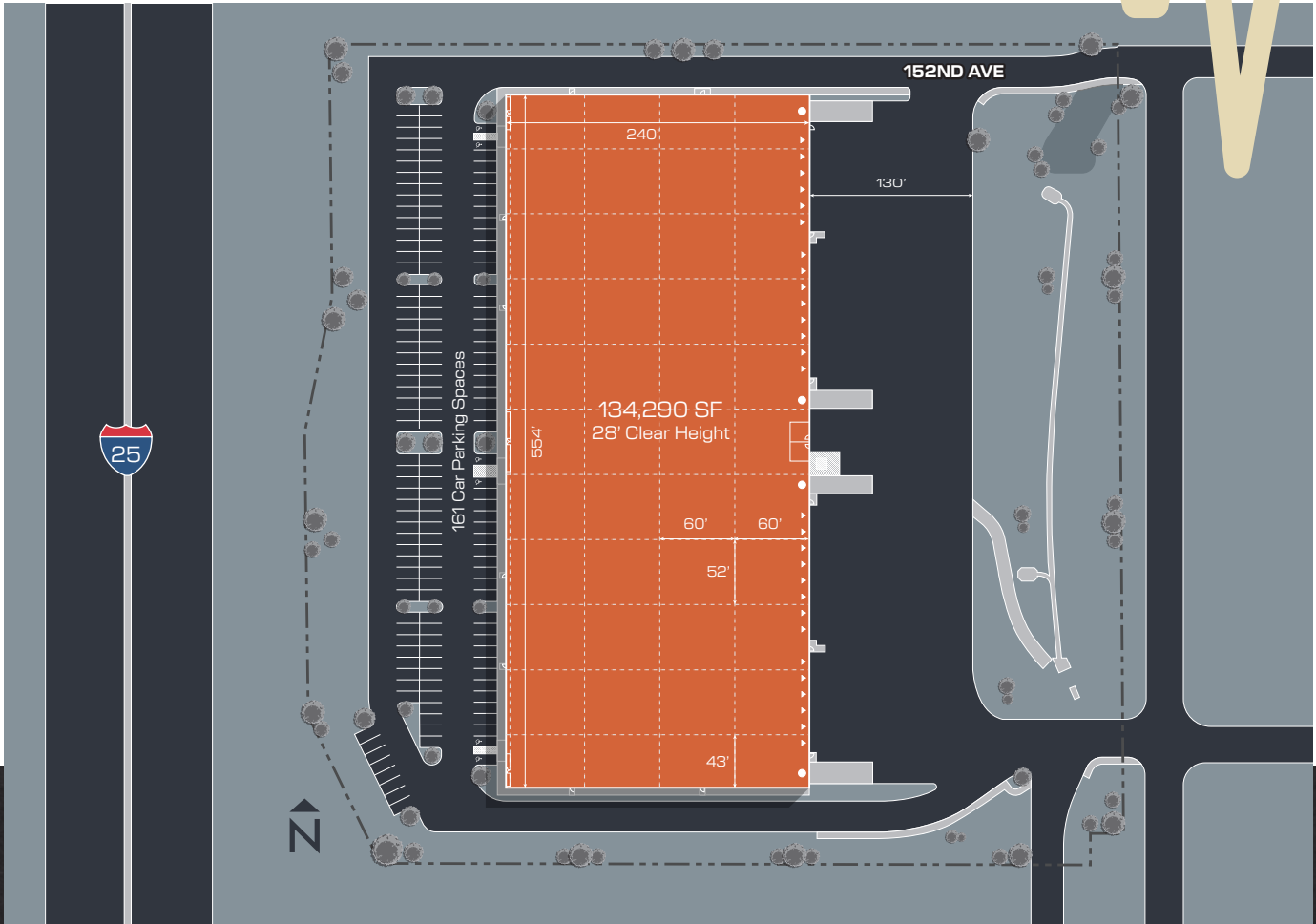
**NUMEROUS
SURROUNDING
AMENITIES**



15165 WASHINGTON ST, THORNTON, CO 80023



SITE PLAN



BUILDING SPECS

- ▲ DOCK DOOR
- DRIVE-IN DOOR

ADDRESS	15165 WASHINGTON ST, THORNTON, CO 80023	TRUCK COURT DEPTH	130'
BUILDING SIZE	134,290 SF	BUILDING DIMENSIONS	554' X 220'
LOT SIZE	9.6 AC	POWER	4,000A/480V/3P
DIVISIBLE	22,800 SF	PARKING	161 SPACES (1.2/1,000 SF)
SPEC OFFICE	± 3,500 SF	SPRINKLER SYSTEM	ESFR
DRIVE IN DOORS	4	COLUMN SPACING	60' x 52' TYP
DOCK HIGH DOORS	28	COUNTY	ADAMS
ZONING	BUSINESS PARK (BP)	LEASE RATE	TO QUOTE
CLEAR HEIGHT	28'	SALE PRICE	TO QUOTE

WHY? NORTH DENVER

North Denver and Northern Colorado are the fastest growing regions in the state

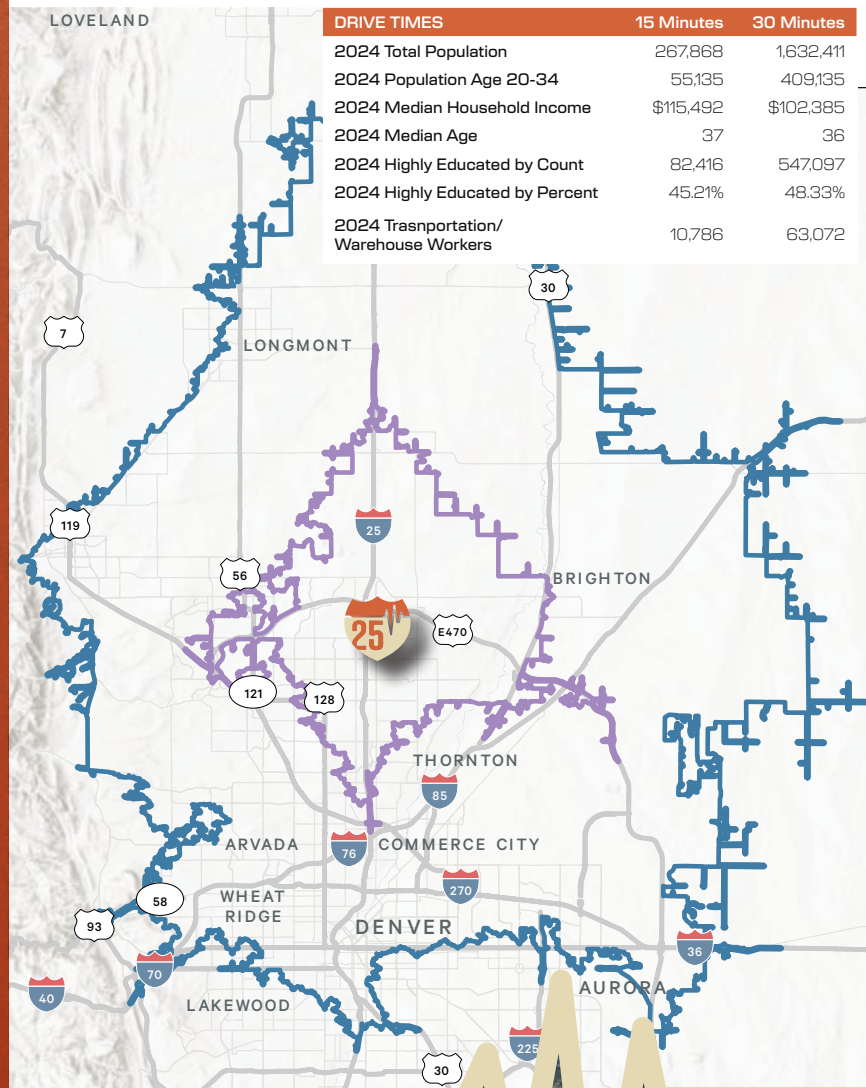
Northern Colorado is forecasting 45% population growth by 2040 with Adams county alone expected to grow to 722,807 people

I-25 is Colorado's busiest freight route & sees nearly 300,000 vehicles per day across the entire front range stretch

The city of Thornton offers a variety of economic development incentives such as tax credits, project assistance, and job creation

Located in proximity to a diverse and well-educated labor pool with high consumer expenditure

POPULATION MAP



STRONG CORPORATE NEIGHBORS...



**DIRECT ACCESS OFF OF I-25
VIA E 144TH AVE**

ACCESS AMENITIES DRIVE TIMES

Multiple points of access from E-470
& I-25 via 144th Ave, 152nd Ave

Strategically located to serve
the entire front range with
Downtown Denver, Boulder and
Denver International Airport all
within ± 20 minutes from the site



Exclusively Listed by:

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