

# 301

## WEST 60TH PLACE

DENVER, COLORADO 80216



CUSHMAN &  
WAKEFIELD



## FOR LEASE

**69,096 SF** INDUSTRIAL FACILITY ON  
**22.63 ACRES** OF OUTSIDE STORAGE GROUND

# 301 W 60TH PL

DENVER, COLORADO 80216



YARD CAN BE DEMISED AND  
LEASED SEPARATE FROM BUILDING

±13.77 ACRES

±8.86 ACRES

Broadway

## PROPERTY OVERVIEW

**±69,096 SF on 22.63 Acres**

**Lease Rate: Call Broker for Pricing**

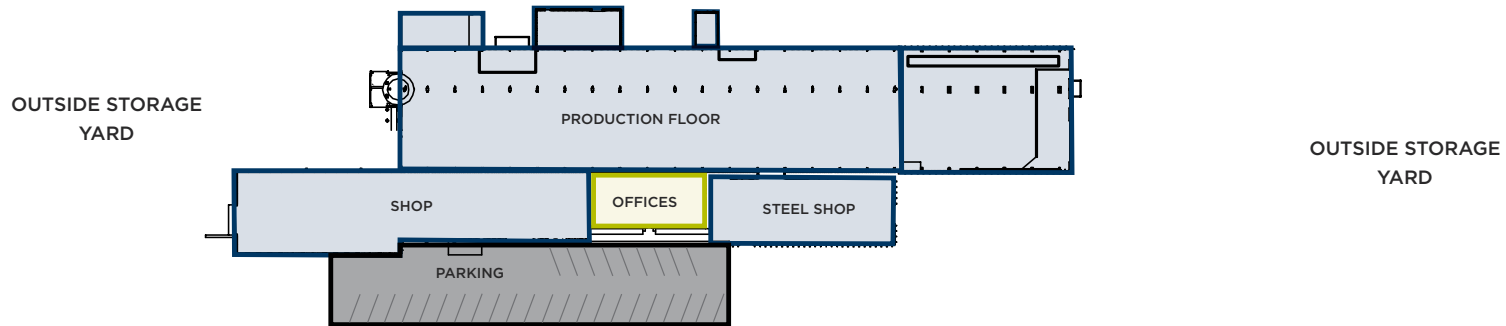
301 W. 60th Place is extremely well located in Unincorporated Adams County and is just minutes from I-25, I-76 and I-70. The 69,096 SF industrial building boasts over 300' of frontage on Broadway and is zoned for heavy industrial uses with 22.63 total acres comprised of approximately nineteen (19) usable acres of storage yard. The property is fully fenced, surfaced, fully lit, and with automated gates. The building and yard can be demised to accommodate smaller users. Given its central, infill location within Metro Denver, 301 W. 60th Pl. has access to a workforce of over 2 million people within a 15 mile radius. The property is located within the Enterprise Zone and is within immediate proximity of numerous retail amenities.

Available SF	±69,096 SF
Office SF	±3,500 SF (Recently Renovated)
Minimum Divisibility	± 20,000 SF (Divisible)
Minimum Yard Divisibility	±5 Acres
Total Site Size	22.63 Acres
Cranes	9 Total: (5) 15-Ton; (2) 10-Ton; (1) 6-Ton; (1) 3-Ton
Zoning	I-3 (Unincorporated Adams County)
Usable Storage Yard	±19 Acres
Loading	7 Oversized Drive-in doors
Power	Heavy (480v/3P)
2022 RE Taxes	\$202,304 (\$2.93)

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## Building Siteplan



E 60TH PLACE



**Quantum 56**  
Speculative Industrial Development  
Totaling 868,582 SF (6 BLDGS)  
Commencing Q1 2023

BROADWAY

# 301 W 60TH PLACE

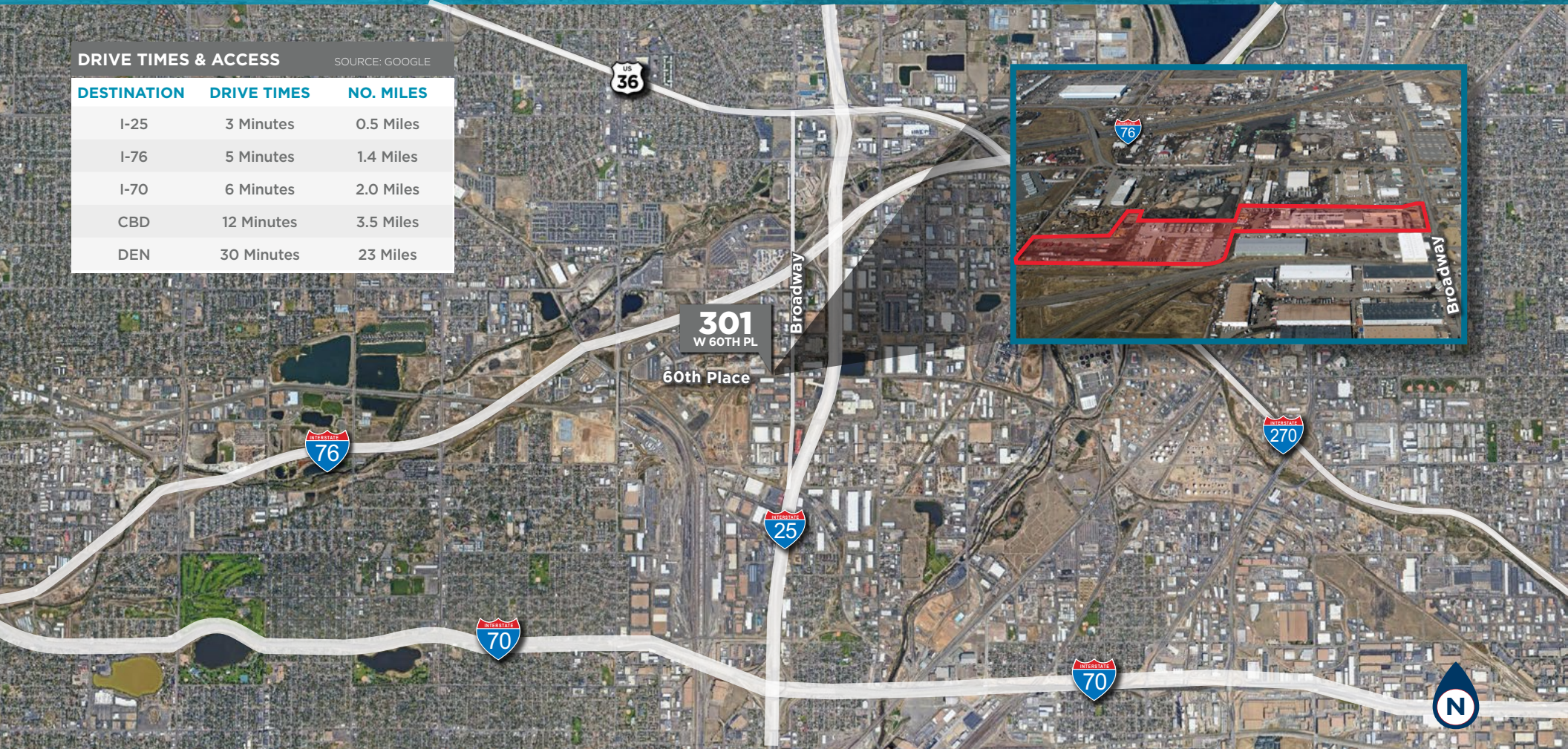
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## DRIVE TIMES & ACCESS

SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	0.5 Miles
I-76	5 Minutes	1.4 Miles
I-70	6 Minutes	2.0 Miles
CBD	12 Minutes	3.5 Miles
DEN	30 Minutes	23 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

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