



# DOWNTOWN DISTRIBUTION CENTER

CLASS A INDUSTRIAL DEVELOPMENT COMING  
**Q3 2023**

 VIAWEST  
*Group*

 CUSHMAN &  
WAKEFIELD

# PROPERTY OVERVIEW



## 5601 FRANKLIN STREET

DENVER, COLORADO 80216

Downtown Distribution Center is a premier new industrial development coming to Denver, Colorado. With 134,368 SF of Class A Warehouse space delivering Q2 2023, Downtown Distribution Center offers tenants an unprecedented Central Denver location at the convergence of four interstates I-25, I-70, I-76 and I-270 with immediate access to I-25. The property is located in Unincorporated Adams County with low sales tax rates benefiting occupiers of industrial space. Located just 10 minutes from Downtown Denver, this outstanding infill location provides immediate proximity to an abundant workforce, public transportation and a variety of nearby retail amenities.

### BUILDING HIGHLIGHTS



10 Minutes from Downtown Denver



Adams County Enterprise Zone



Monument Signage



Excellent access to major thoroughfares



Immediate proximity to a variety of nearby retail amenities



Clerestory Windows



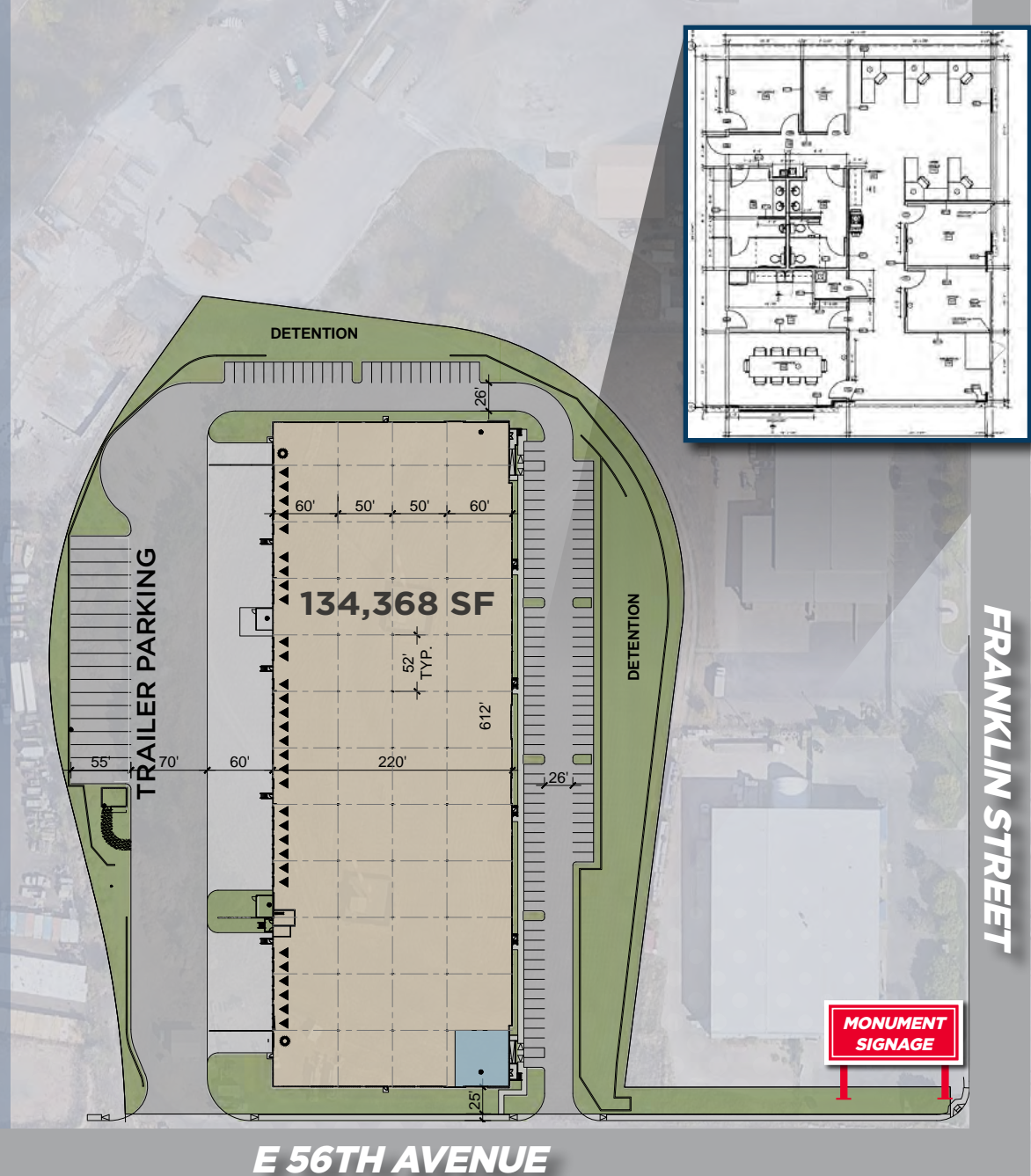
# SITE PLAN

## BUILDING BY THE NUMBERS

- ★ Building Size 134,368 SF
- ★ Min. Divisibility 34,320 SF
- ★ Spec Office 2,250 SF
- ★ Clear Height 32'
- ★ Column Spacing 52' x 50'  
(60' speed bay)
- ★ Dock-High Doors 27\*
- ★ Drive-In Doors Two (2)  
(12' x 14')\*\*
- ★ Parking Ratio 0.94/1,000  
126 Stalls
- ★ Trailer Parking Stalls 19
- ★ Truck Court 130'
- ★ Sprinklers ESFR
- ★ Power 2,000-3,000A
- ★ Zoning I-1 (Adams County)
- ★ Mill Levy 100.3

\*PLUS 2 ADDITIONAL DOCK-HIGH KNOCKOUTS

\*\*GRADE DOORS READILY CAPABLE OF BECOMING 16X16



# AERIAL VIEW



DOWNTOWN DENVER

NATIONAL WESTERN CENTER

FRANKLIN STREET

WASHINGTON STREET

E. 58TH AVENUE



RTD Light Rail

Colorado Trade Center



SHOWROOM

PBS



MAPLETON DELI



SUBWAY



ABC Supply Co. Inc.



TACO JOHN'S



PIVOT DENVER  
THE CENTER OF IT ALL

# LOCATION OVERVIEW



## DRIVE TIMES & ACCESS Source: Google

DESTINATION	DRIVE TIMES
I-25	3 Minutes
I-76	5 Minutes
I-70	5 Minutes
I-270	7 Minutes
US-36	7 Minutes

- 10 Minutes to Downtown Denver
- 28 Minutes to Denver International Airport (DEN)

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[www.downtowndistributionden.com](http://www.downtowndistributionden.com)



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