



BROADWAY
LOGISTICS
CENTER



70TH AVE & BROADWAY, DENVER, CO
CLASS A INDUSTRIAL PARK COMING Q4 2023

LOVETT
INDUSTRIAL

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

BUILDING SIZE

201,329 SF
(DIVISIBLE TO 25,166 SF)

TOTAL SITE SIZE

12 AC

OFFICE SIZE TO SUIT

BUILDING DIMENSIONS

215' X 935'

COLUMN SPACING

50' X 52'

SPRINKLERS

ESFR

TRUCK COURT

130'

TRAILER STALLS

50

LOADING

57 LOADING DOCKS

DRIVE IN DOORS:

TWO (2) 12' X 14'

CLEAR HEIGHT

32'

POWER

3,000 AMP/480V/3P

PARKING

1.0/1,000 (204 STALLS)

MILL LEVY

97.88 MILLS

UTILITIES

FIBER PROVIDER: LUMEN (CENTURY LINK)

GAS & ELECTRIC: XCEL ENERGY



Unparalleled location with immediate access to Colorado's major thoroughfares (I-25, I-76, I-270, & US-36)



Unincorporated Adams County with Denver address means lower sales and use taxes



Access to over 2 million people and an abundant labor pool within a 15 mile radius

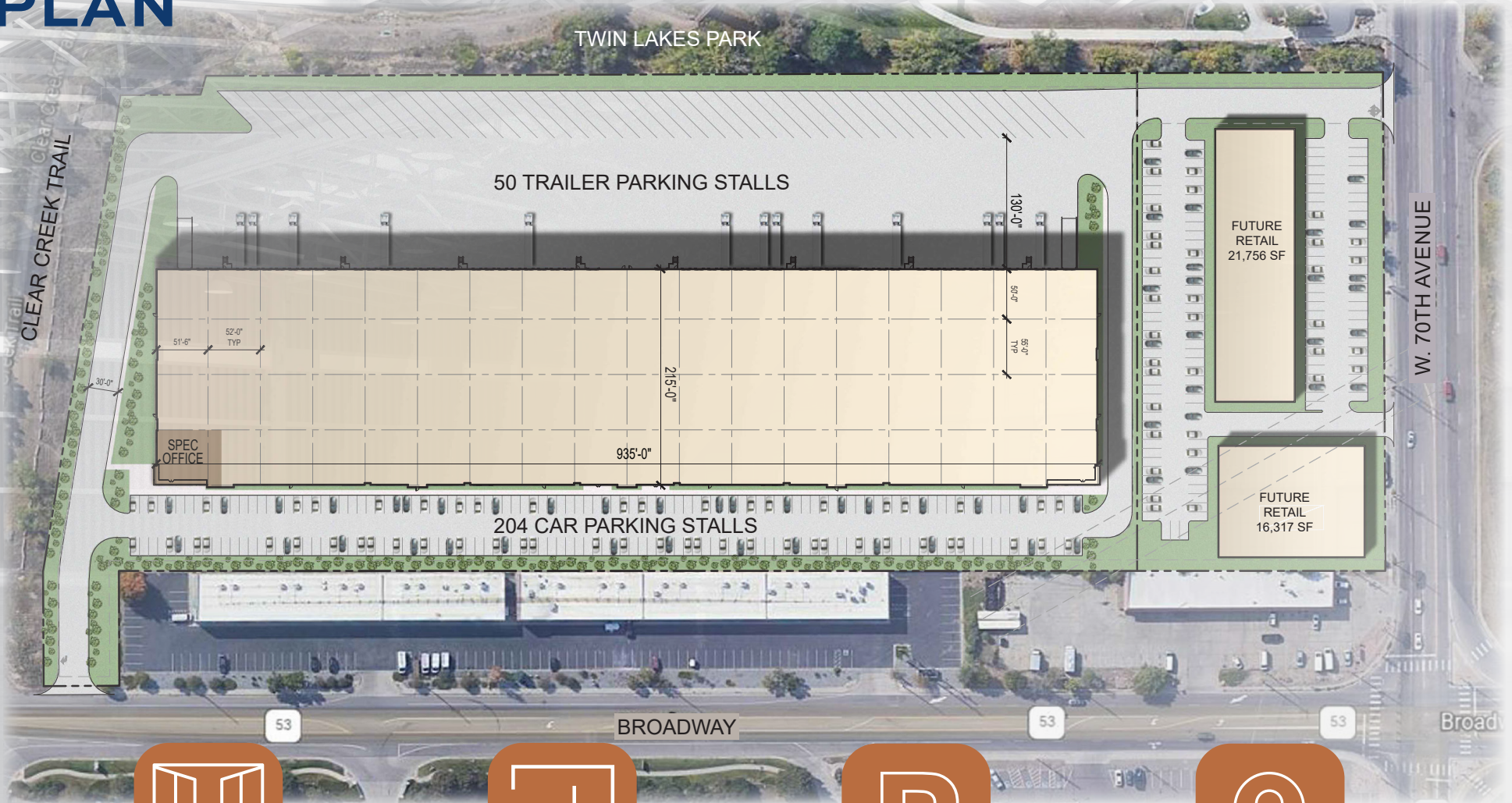


Close proximity to Downtown Denver and surrounded by numerous amenities



Lowest mill levy of all new industrial projects in Central Submarket

SITE PLAN



State of the Art
Building Design with
Clerestory Windows



Flexible Divisibility
21,166 SF
Minimum Divisibility



Front Park Rear
Load Configuration



Unprecedented
Infill Location

LOCATION MAP

DESTINATION DRIVE TIMES MILES

I-76 6 mins 2.5 mi

I-25 2 mins 0.4 mi

I-270/US-36 3 mins 0.5 mi

I-70 6 mins 4.5 mi

Downtown Denver 10 mins 5.7 mi

Denver International
Airport (DEN) 26 mins 23 mi



Contact brokers for more information including construction delivery timeline:

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