

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





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 FSFR

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



DOWNTOWN

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 TWIN LAKES PARK CLEAR CREEK TRAIL 50 TRAILER PARKING STALLS W. 70TH AVENUE FUTURE RETAIL 21,756 SF 0 T ₹6.9.93 (E) 935'-0" FUTURE RETAIL 204 CAR PARKING STALLS 16,317 SF **BROADWAY** Flexible Divisibility State of the Art Front Park Rear Unprecedented Building Design with 21,166 SF Load Configuration Infill Location Clerestory Windows Minimum Divisibility

LOCATION MAP

DESTINATION	DRIVETIMES	MILES
1-76	6 mins	2.5 mi
1-25	2 mins	0.4 mi
I-270/US-36	3 mins	0.5 mi
1-70	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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