

# PIVOT DENVER

THE CENTER OF IT ALL

± 472,800 SF OF CLASS A INDUSTRIAL  
DELIVERING Q3 2023

SITUATED FOR ACCESS.  
POSITIONED FOR VISIBILITY.  
DESIGNED FOR SUCCESS.

±225,000 CARS PER DAY



E. 58TH AVE

WASHINGTON ST

CUSHMAN &  
WAKEFIELD

WESTFIELD

Scan or Click Here  
to See Our Video



PivotDenverIndustrial.com



Pivot Denver is your last opportunity to locate your company at the best industrial site available in Central Denver. Just 5 minutes north of Downtown and conveniently located in an Enterprise Zone and an Opportunity Zone, the speculative industrial buildings at Pivot Denver boast unmatched access, visibility, and signage.

Positioned in the vibrant and strong Central Denver submarket where virtually every land site is spoken for, Pivot Denver gives business a rare combination of convenience and competitive advantage.





### EXPERIENCED DEVELOPER



The property is owned by Westfield Company, Inc., a premier developer based in Denver, with a long history of redeveloping iconic locations. Westfield has completed over 5 million square feet of built-to-suits, office, industrial, multi-family, and mixed-use projects.



### UNPARALLELED ACCESS

Pivot Denver offers unparalleled access to the entire Denver metro area with access to I-25, I-70 and I-76 in under 3 minutes!



### EXCEPTIONAL VISIBILITY

Visibility on three sides, including from I-25, along with an electronic billboard.



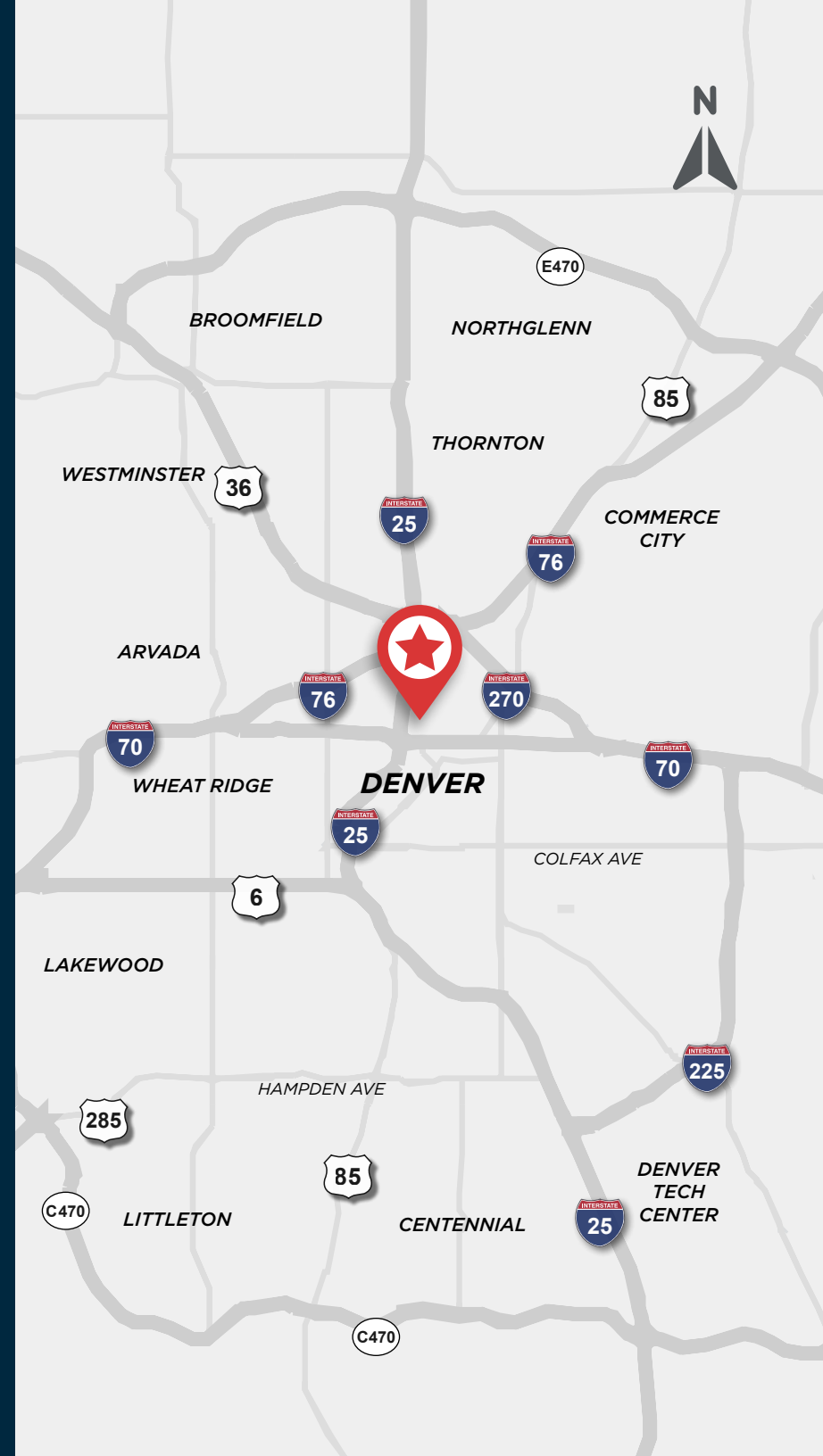
### DENVER ADDRESS WITH TAX ADVANTAGE

Unincorporated Adams County location provides an advantageous sales tax of 4.75% - that's more than 4% tax savings than Denver!



### ENTERPRISE ZONE LOCATION

The economic incentives and tax credits offered in an Enterprise Zone promote a business-friendly environment - learn more [HERE](#).





**BILLBOARD SIGNAGE OPPORTUNITY AVAILABLE ALONG I-25**

Scan or Click to View Sign

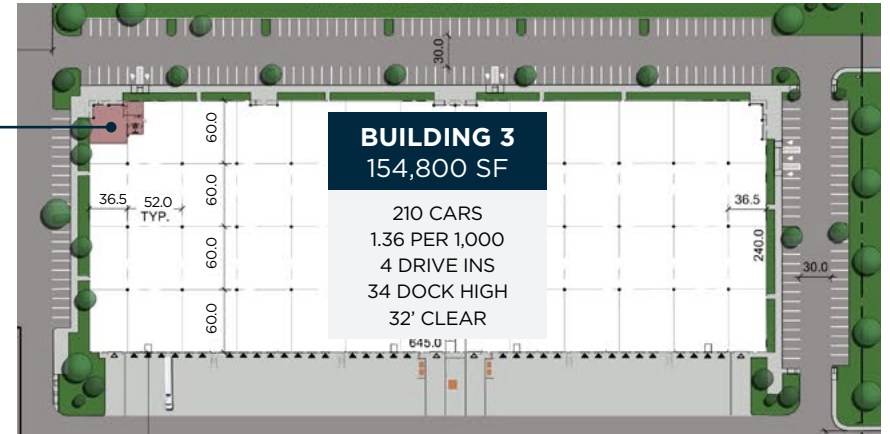
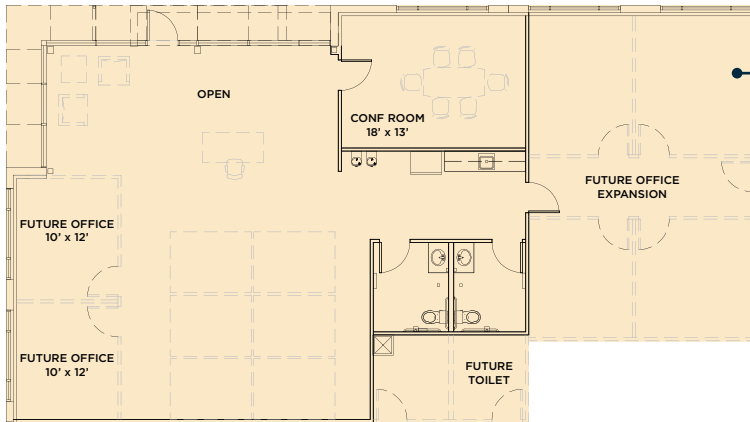
**BUILDING 2**  
33,600 SF

42 CARS  
1.13 PER 1,000  
13 TRAILERS  
2 DRIVE INS  
5 DOCK HIGH  
28' CLEAR

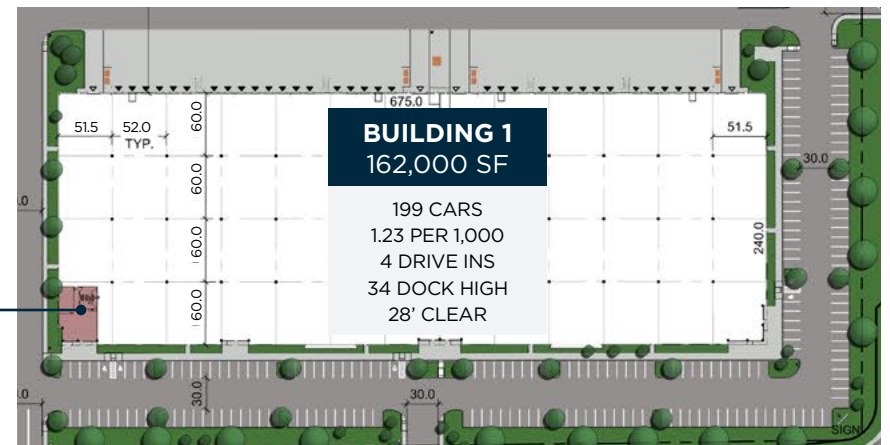
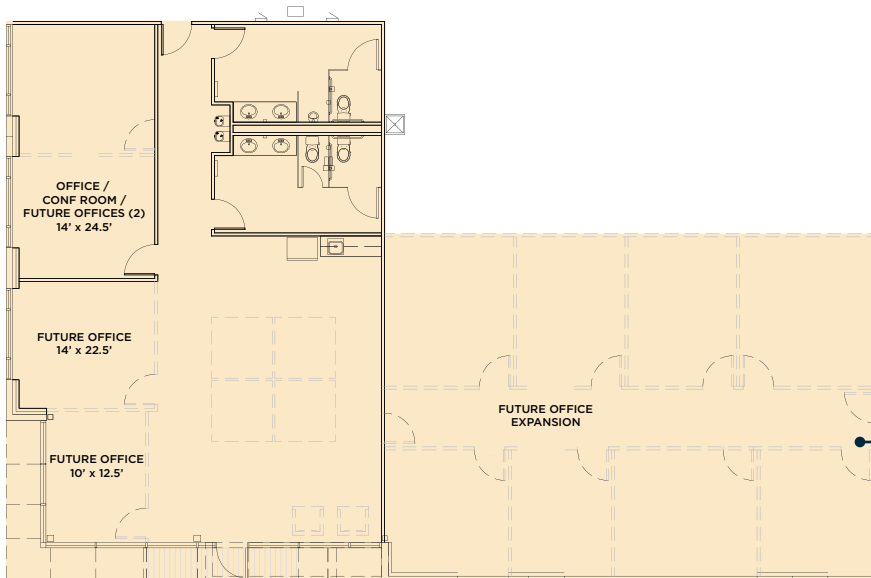


# SPEC OFFICE LAYOUTS

**BUILDING 3** Spec Office - 1,759 GSF



**BUILDING 1** Spec Office - 1,840 GSF



## UTILITIES

- Denver Water
- Xcel Energy
- Comcast & CenturyLink



DRIVE TIME TO I-76  
2 MIN | 1.3 MILES

DRIVE TIME TO DOWNTOWN  
5 MIN | 2.4 MILES

DRIVE TIME TO I-70  
2 MIN | 1.5 MILES

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DENVER

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**58TH AVENUE**

**PIVOT**  
DENVER

**58TH AVE**

**WASHINGTON ST**





# LOCATION



## FUNCTIONALITY ACHIEVED

This Industrial site is located within an Enterprise Zone, which offers economic incentives for tenants. The Enterprise Zone Program was created to promote a business-friendly environment in economically distressed areas by offering state income tax credits.

### Learn more at:

<https://choosecolorado.com/doing-business/incentives-financing/ez/>

BUSINESS INCOME TAX CREDITS	CREDIT AMOUNT
Investment Tax Credit (ITC)	3% of equipment purchases
Job Training Tax Credit	12% of eligible job-training costs
New Employee Credit	\$1,100 per new job
Employer Sponsored Health Insurance Credit	\$1,000 per insured job
Research and Development Tax Credit	Up to 3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehabilitation cost, up to \$50,000
Commercial Vehicle Investment Tax Credit	Up to 1.5%

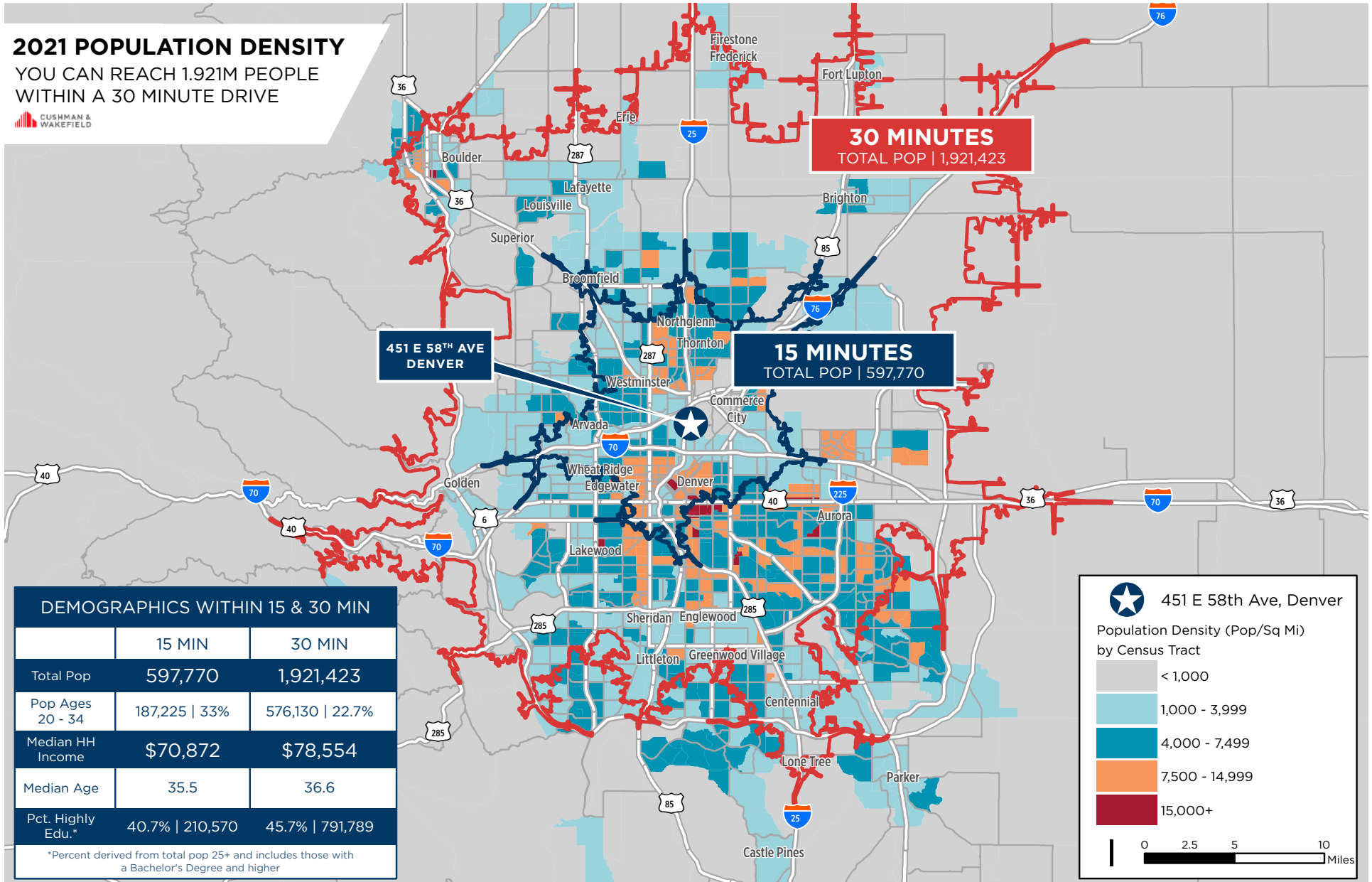
*Source: CO Office of Economic Development*

## SALES TAX SAVINGS

Pivot Denver is located in Unincorporated Adams County which has a 4.75% Sales Tax. This is 50% less than the average metro area sales tax rate, making the Property ideal for wholesalers and retailers.

## 2021 POPULATION DENSITY

YOU CAN REACH 1.921M PEOPLE  
WITHIN A 30 MINUTE DRIVE





# DEMOGRAPHICS AND LOCATION



NATIONAL WESTERN  
CENTER REDEVELOPMENT

\*225,000 CARS PER DAY

30,271 CPD

16,231 CPD

## Demographics

	3 Mile	5 Miles	7 Miles
Population	90,350	404,059	758,917
Households	31,583	174,011	323,256
Average HH Income	\$84,905	\$95,600	\$100,242
Daytime Population	69,795	333,166	513,982
Total Businesses	4,862	21,214	35,244

THE DENVER POST

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**5925 & 5945 WASHINGTON ST.  
453 & 525 EAST 58TH AVE.**

**PivotDenverIndustrial.com**

**INTERESTED TO LEARN MORE? LET'S CONNECT!**

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