

# POINT CENTRAL BUSINESS PARK

1051 EAST 73RD AVENUE | DENVER, COLORADO

AT THE CENTER OF  
CONNECTIVITY



## CLASS A INDUSTRIAL PARK DELIVERING Q1 2024

**Point Central Business Park** will be comprised of over 155,000 SF in two Class A Industrial buildings on a 9.5 acre site that is ideally situated in Denver's central industrial submarket. The infill location provides tenants with immediate access to all of Denver's primary interstates within minutes and encompasses Metro Denver's largest labor pool. The design of both buildings allows for flexible divisibility to suit any size company. Point Central Business Park is the next premier industrial development in Central Denver.





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## PROPERTY FEATURES

<b>Total Site Size</b>	9.57 AC
<b>Total Size</b>	±155,350 SF
	Building 1: 81,800 SF
	Building 2: 73,550 SF
<b>Suite Size</b>	13,520 - 81,800 SF
<b>Office Size</b>	To suit
<b>Parking Ratio</b>	1.5/1,000
<b>Clear Height</b>	32'
<b>Power</b>	3,000 Amps
<b>Sprinklers</b>	ESFR
<b>Zoning</b>	I-1 (Adams County)
<b>Mill Levy</b>	98.659
<b>Lease Rate</b>	Call Broker
<b>OPEX</b>	TBD

## PROPERTY HIGHLIGHTS



Easy Access to  
Major Highways



Minutes from  
Downtown Denver

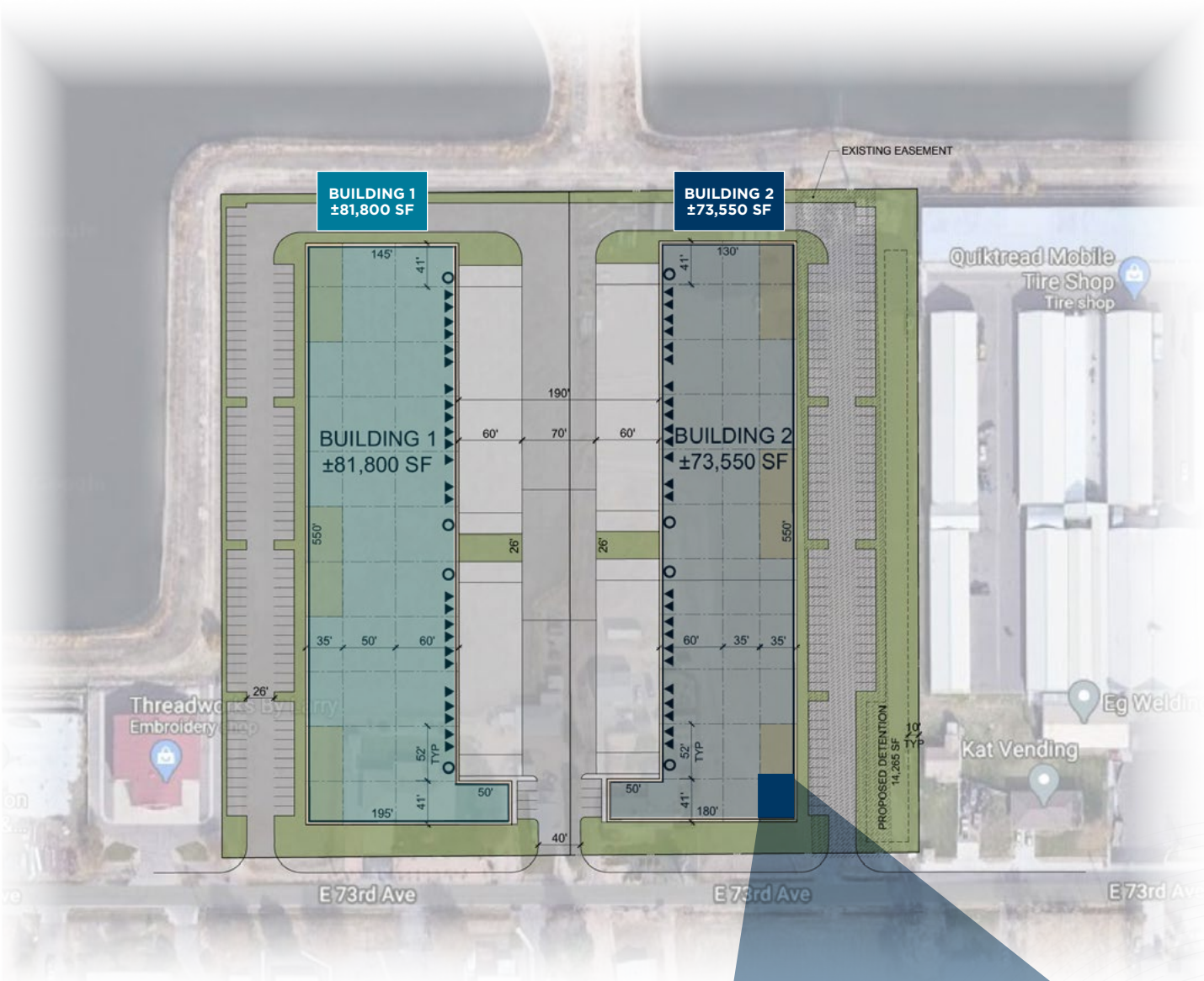


Competitive  
mill levy within  
Unincorporated  
Adams County

- Flexible divisibility
- Clerestory windows
- High Parking Ratio
- Monument and building signage available
- Excellent access to I-25, I-76, I-270, US-36, and I-70
- Located within Adams County Enterprise Zone and Colorado Opportunity Zone
- LEED Certified



# SITE PLAN

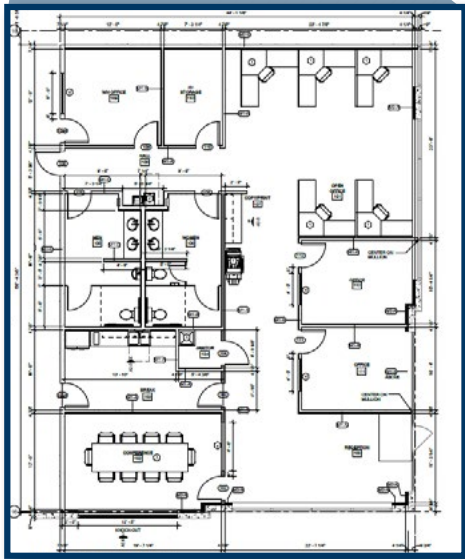


## Building 1

- Total Size** 81,800 SF
- Minimum Divisibility** 15,080 SF
- Office Size** To suit
- Docks** Twenty-five (25)
- Drive-ins** Four (4)

## Building 2

- Total Size** 73,550 SF
- Minimum Divisibility** 13,520 SF
- Office Size** To suit
- Docks** Twenty-five (25)
- Drive-ins** Four (4)



**Conceptual Spec Office Plan**



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**POINT CENTRAL BUSINESS PARK**

**FULL DIAMOND INTERCHANGE**

### DRIVE TIMES & ACCESS Source: Google

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	1.4 Miles
I-270	3 Minutes	1.5 Miles
I-76	4 Minutes	1.8 Miles
I-70	6 Minutes	4 Miles
DEN	32 Minutes	21 Miles

- 6 Minutes to Downtown Denver
- 32 Minutes to Denver International Airport (DEN)

FOR MORE INFORMATION,  
PLEASE CONTACT

**DREW MCMANUS**, SIOR  
Executive Managing Director  
+1 303 813 6427  
drew.mcmanus@cushwake.com

**BRYAN FRY**  
Senior Director  
+1 303 312 4221  
bryan.fry@cushwake.com

**RYAN SEARLE**  
Director  
+1 303 813 6499  
ryan.searle@cushwake.com



1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202  
T: +1 303 292 3700  
F: +1 303 534 8278  
cushmanwakefield.com

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