



50 TRAILER  
PARKING STALLS



**BROADWAY**  
**LOGISTICS**  
CENTER



6795 BROADWAY, DENVER, CO 80221  
**CLASS A INDUSTRIAL PARK**

**LOVETT**  
INDUSTRIAL

 **CUSHMAN &  
WAKEFIELD**



# PROPERTY HIGHLIGHTS

**BUILDING SIZE**  
201,329 SF

**TOTAL SITE SIZE**  
12 AC

**AVAILABLE SF**  
145,746 SF  
(DIVISIBLE TO 22,360 SF)

**SPEC OFFICE**  
±2,250 SF

**BUILDING DIMENSIONS**  
215' X 935'

**COLUMN SPACING**  
55' X 52'

**SPRINKLERS**  
ESFR

**TRUCK COURT**  
130'

**TRAILER STALLS**  
50

**DOCK-HIGH DOORS**  
46 (12 LEVELERS)

**DRIVE-IN DOORS**  
1 (12' X 14')

**CLEAR HEIGHT**  
32'

**BUILDING POWER**  
3,000 AMP/480V/3P

**PARKING**  
1.0/1,000

**OPERATING EXPENSES**  
\$4.44/SF (2025 EST.)

**UTILITIES**  
FIBER PROVIDER: LUMEN (CENTURY LINK)  
GAS & ELECTRIC: XCEL ENERGY  
WATER & SEWER: NORTH PECOS



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



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



Access to an abundant labor pool within a 15 mile radius



Close proximity to Downtown Denver and surrounded by numerous amenities

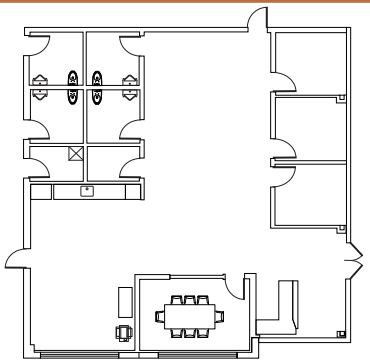


One of the lowest mill levies of all new industrial projects in Central Submarket (101.48)



# SITE PLAN

±2,250 SF SPEC OFFICE



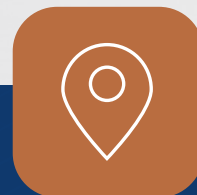
State of the Art  
Building Design with  
Clerestory Windows



Flexible Divisibility  
22,360 SF  
Minimum Divisibility



Front Park Rear  
Load Configuration



Unprecedented Infill  
Location Adjacent to  
Clear Creek Trail and  
Twin Lakes Park



# LOCATION / ACCESS MAP

## DESTINATION DRIVE TIMES MILES

I-25	2 mins	0.4 mi
I-270/US-36	3 mins	0.5 mi
I-76	6 mins	2.5 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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INDUSTRIAL

