



**BROADWAY**  
**LOGISTICS**  
CENTER



**LOWEST OPEX OF ALL CENTRAL  
NEW CONSTRUCTION PRODUCT**



**50 TRAILER  
PARKING STALLS**



**EXPOSURE TO 40,000+ VPD  
AT 70TH & BROADWAY**



**145,746 SF AVAILABLE**

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'

**AVAILABLE POWER**  
2,600 AMP/480V/3P  
(EXPANDABLE)

**PARKING**  
1.0/1,000

**OPERATING EXPENSES**  
\$4.46/SF (2026 EST.)

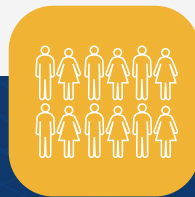
**UTILITIES**  
FIBER PROVIDER: LUMEN (CENTURY LINK)  
GAS & ELECTRIC: XCEL ENERGY  
WATER & SEWER: NORTH PECOS



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



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



Access to an abundant labor pool within a 15 mile radius

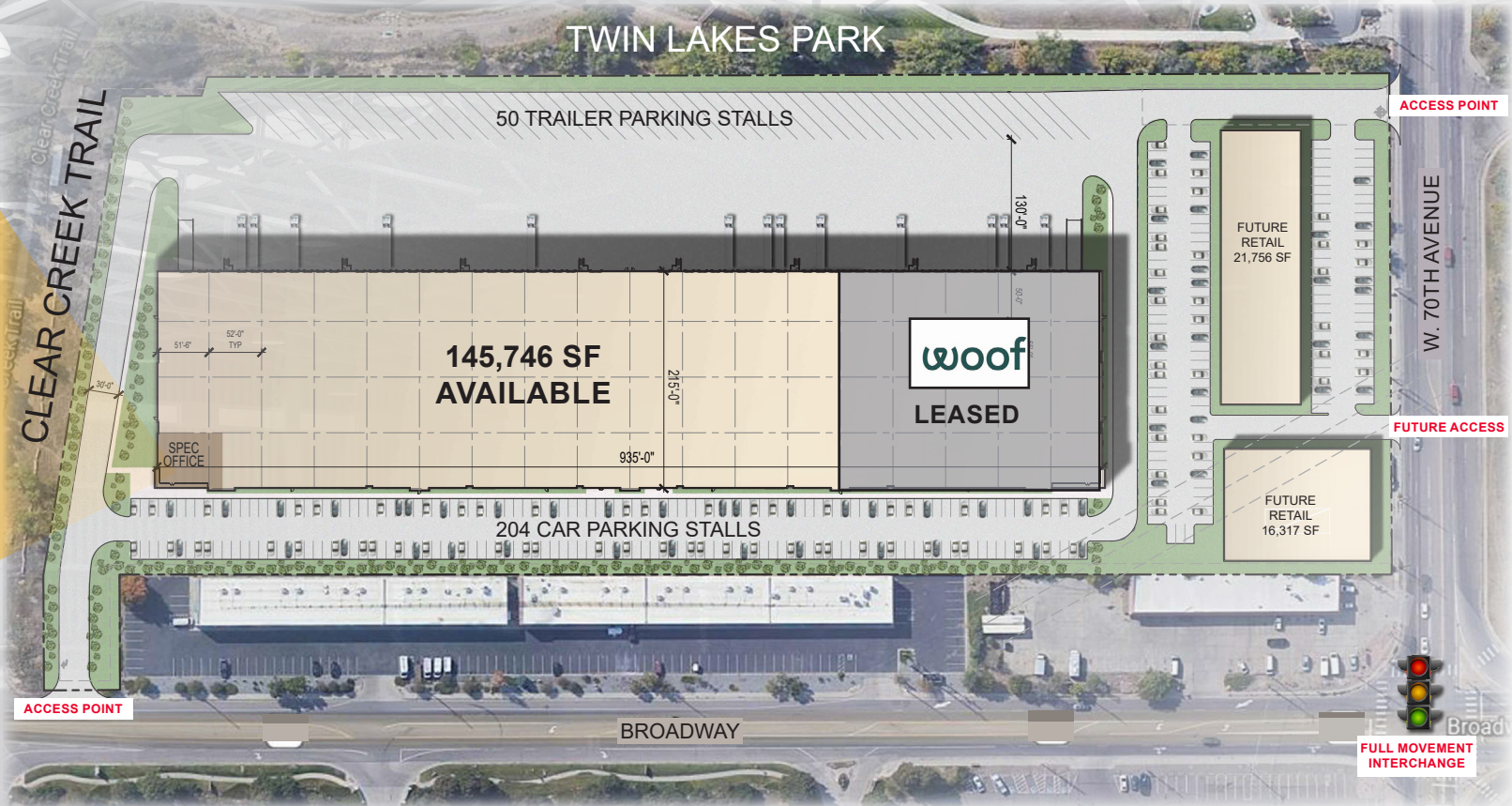


Close proximity to Downtown Denver and surrounded by numerous amenities

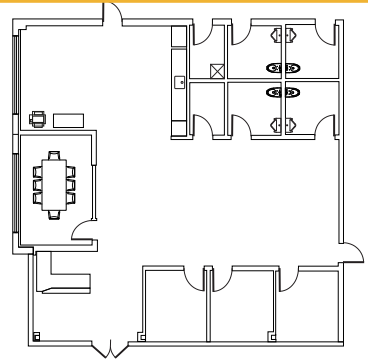


Lowest mill levy of all new industrial projects in Central Submarket (101.48)

# SITE PLAN



±2,250 SF SPEC OFFICE



Flexible Divisibility  
22,360 SF  
Minimum Divisibility  
Typical bay is 11,180 SF



State of the Art  
Building Design with  
Clerestory Windows



Front Park Rear  
Load Configuration



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

# ABOVE MARKET SPECULATIVE OFFICE FINISHES FOR IMMEDIATE OCCUPANCY



# LOCATION 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:

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