

6795 BROADWAY, DENVER, CO 80221

CLASS A INDUSTRIAL PARK





PROPERTY HIGHLIGHTS

BUILDING SIZE

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

TOTAL SITE SIZE
12 AC

SPEC OFFICE ±2,250 SF

BUILDING DIMENSIONS 215' X 935'

COLUMN SPACING 55' X 52'

SPRINKLERS ESFR

TRUCK COURT 130'

TRAILER STALLS50

DOCK-HIGH DOORS 46 (12 LEVELERS)

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

CLEAR HEIGHT

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



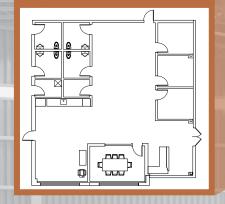
Close proximity to Downtown Denver and surrounded by numerous amenities



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

SITE

±2,250 SF SPEC OFFICE



TWIN LAKES PARK





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

DREW MCMANUS, SIOR
Vice Chairman
+1 303 813 6427
drew.mcmanus@cushwake.com

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

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



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