

6795 BROADWAY, DENVER, CO 80221

CLASS A INDUSTRIAL PARK





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

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 (1-25, 1-76, 1-270, & 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



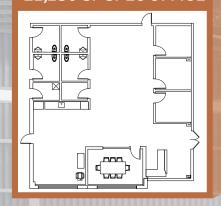
Close proximity to Downtown Denver and surrounded by numerous amenities



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
l-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:

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



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITH-DRAWAI WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNERS). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR EUTURE PROPERTY PERFORMANCE. COE-PM-WEST-06/23/