

SITUATED FOR ACCESS. POSITIONED FOR VISIBILITY. DESIGNED FOR SUCCESS.



± 472,800 SF OF CLASS A INDUSTRIAL
Core and Shell Now Complete

ELECTRONIC BILLBOARD

±225,000 CARS PER DAY



TO I-25 SOUTH

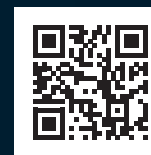
TO I-25 NORTH

E. 58TH AVE

WASHINGTON ST



Scan or Click Here
to See Our Video



PivotDenverIndustrial.com

DOWNTOWN DENVER

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

ELECTRONIC BILLBOARD

- BUILDING 1**
525 E. 58TH AVENUE
- BUILDING 2**
453 E. 58TH AVENUE
- BUILDING 3**
5925 WASHINGTON STREET
- BUILDING 4**
5945 WASHINGTON STREET

WASHINGTON ST

E. 58TH AVE



±225,000 CARS PER DAY

Pivot Denver is your last opportunity to locate your company at the best industrial site available in Central Denver. Just 5 minutes north of Downtown and conveniently located in an Enterprise Zone and an Opportunity Zone, the speculative industrial buildings at Pivot Denver boast unmatched access, visibility, and signage.

Positioned in the vibrant and strong Central Denver submarket where virtually every land site is spoken for, Pivot Denver gives business a rare combination of convenience and competitive advantage.

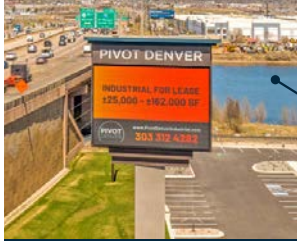




SITE PLAN

BUILDING 4 122,400 SF

- 197 CARS
- 1.57 PER 1,000
- 19 TRAILERS
- 4 DRIVE INS
- 24 DOCK HIGH
- 32' CLEAR



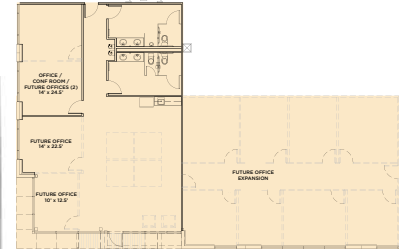
**BILLBOARD SIGNAGE
OPPORTUNITY
AVAILABLE ALONG I-25**

BUILDING 2 33,600 SF

- 42 CARS
- 1.13 PER 1,000
- 13 TRAILERS
- 2 DRIVE INS
- 5 DOCK HIGH
- 28' CLEAR



BUILDING 1 Spec Office - 1,840 GSF



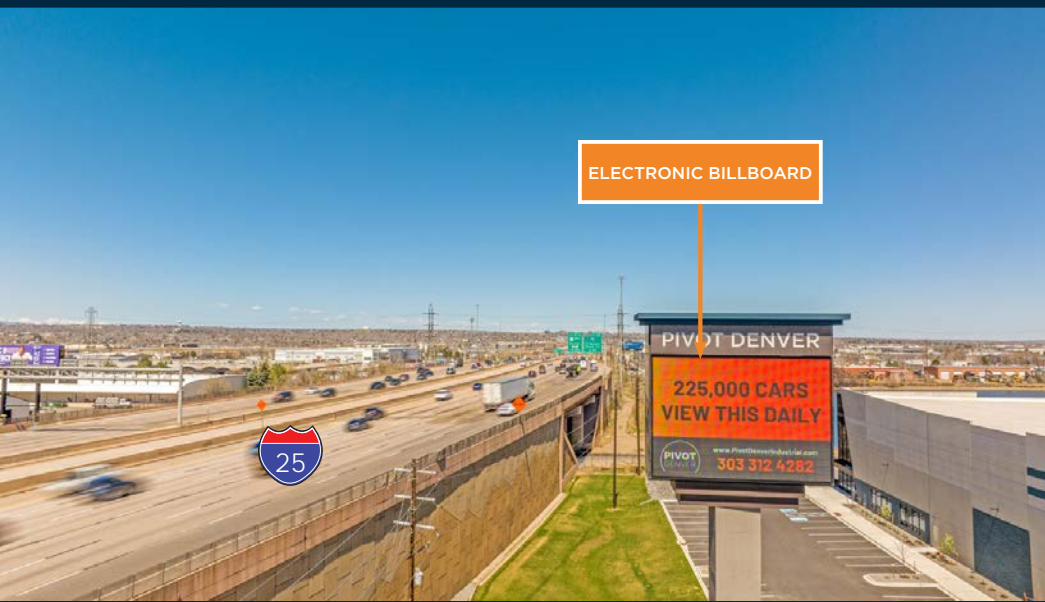
BUILDING 3 Leased

BUILDING 1 90,486 SF

- 199 CARS
- 1.23 PER 1,000
- 2 DRIVE INS
- 19 DOCK HIGH
- 28' CLEAR

ALL SUITES DIVISIBLE TO SUIT

DEVELOPMENT HIGHLIGHTS



View from I-25



E. 58th Avenue Entrance with signaled entry and monument signage



Washington Street entrance with monument signage



View looking to Downtown Denver



EXPERIENCED DEVELOPER



The property is owned by Westfield Company, Inc., a premier developer based in Denver, with a long history of redeveloping iconic locations. Westfield has completed over 5 million square feet of built-to-suits, office, industrial, multi-family, and mixed-use projects.



UNPARALLELED ACCESS

Pivot Denver offers unparalleled access to the entire Denver metro area with access to I-25, I-70 and I-76 in under 3 minutes!



EXCEPTIONAL VISIBILITY

Visibility on three sides, including from I-25, along with an electronic billboard.



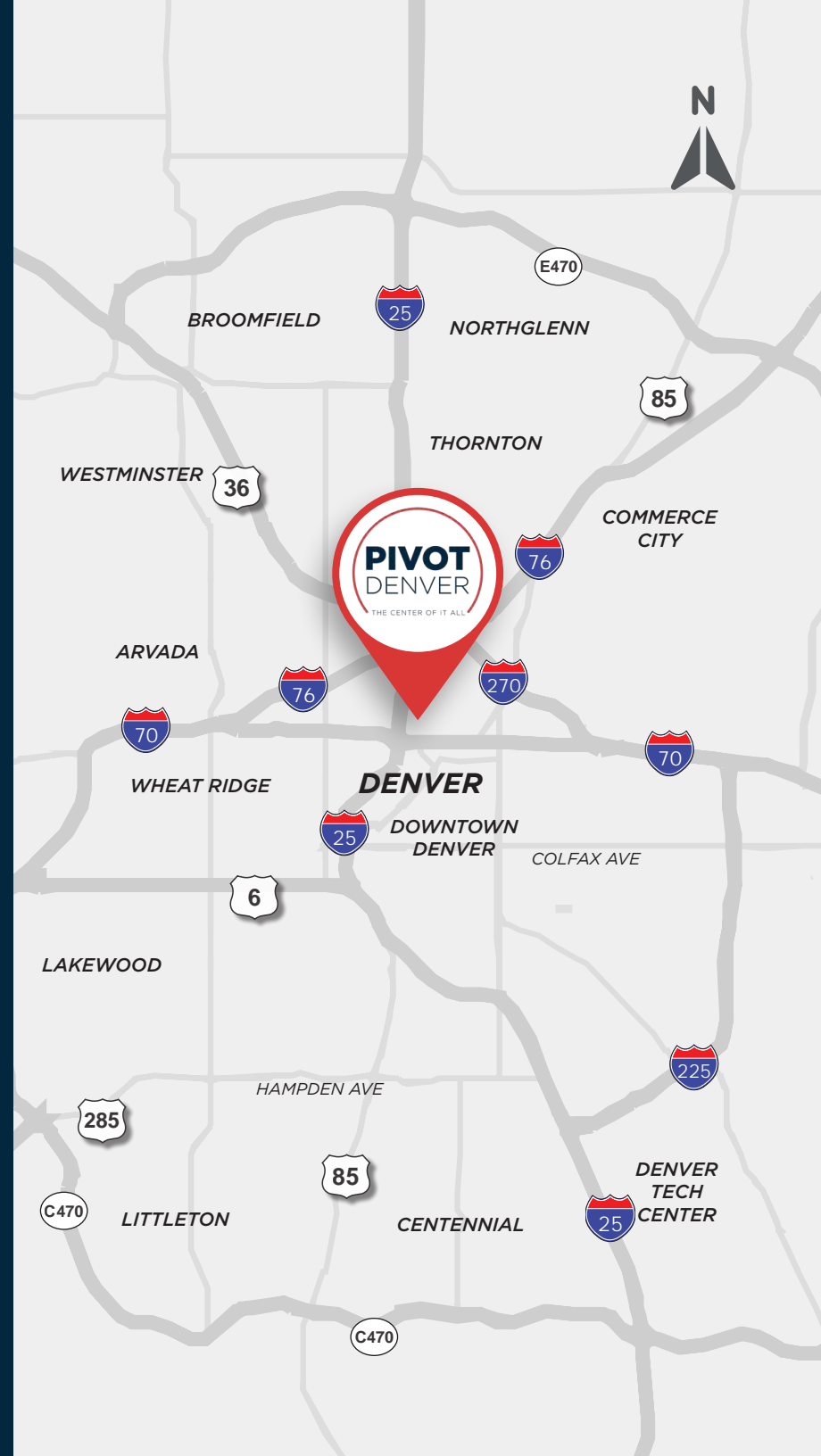
DENVER ADDRESS WITH TAX ADVANTAGE

Unincorporated Adams County location provides an advantageous sales tax of 4.75% - that's more than 4% tax savings than Denver!



ENTERPRISE ZONE LOCATION

The economic incentives and tax credits offered in an Enterprise Zone promote a business-friendly environment - learn more [HERE](#).





DRIVE TIME TO I-76
2 MIN | 1.3 MILES

DRIVE TIME TO DOWNTOWN
5 MIN | 2.4 MILES

DRIVE TIME TO I-70
2 MIN | 1.5 MILES

INCENTIVES

This Industrial site is located within an Enterprise Zone, which offers economic incentives for tenants. The Enterprise Zone Program was created to promote a business-friendly environment in economically distressed areas by offering state income tax credits.

Learn more at:

<https://choosecolorado.com/doing-business/incentives-financing/ez/>

BUSINESS INCOME TAX CREDITS	CREDIT AMOUNT
Investment Tax Credit (ITC)	3% of equipment purchases
Job Training Tax Credit	12% of eligible job-training costs
New Employee Credit	\$1,100 per new job
Employer Sponsored Health Insurance Credit	\$1,000 per insured job
Research and Development Tax Credit	Up to 3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehabilitation cost, up to \$50,000
Commercial Vehicle Investment Tax Credit	Up to 1.5%

Source: CO Office of Economic Development

SALES TAX SAVINGS

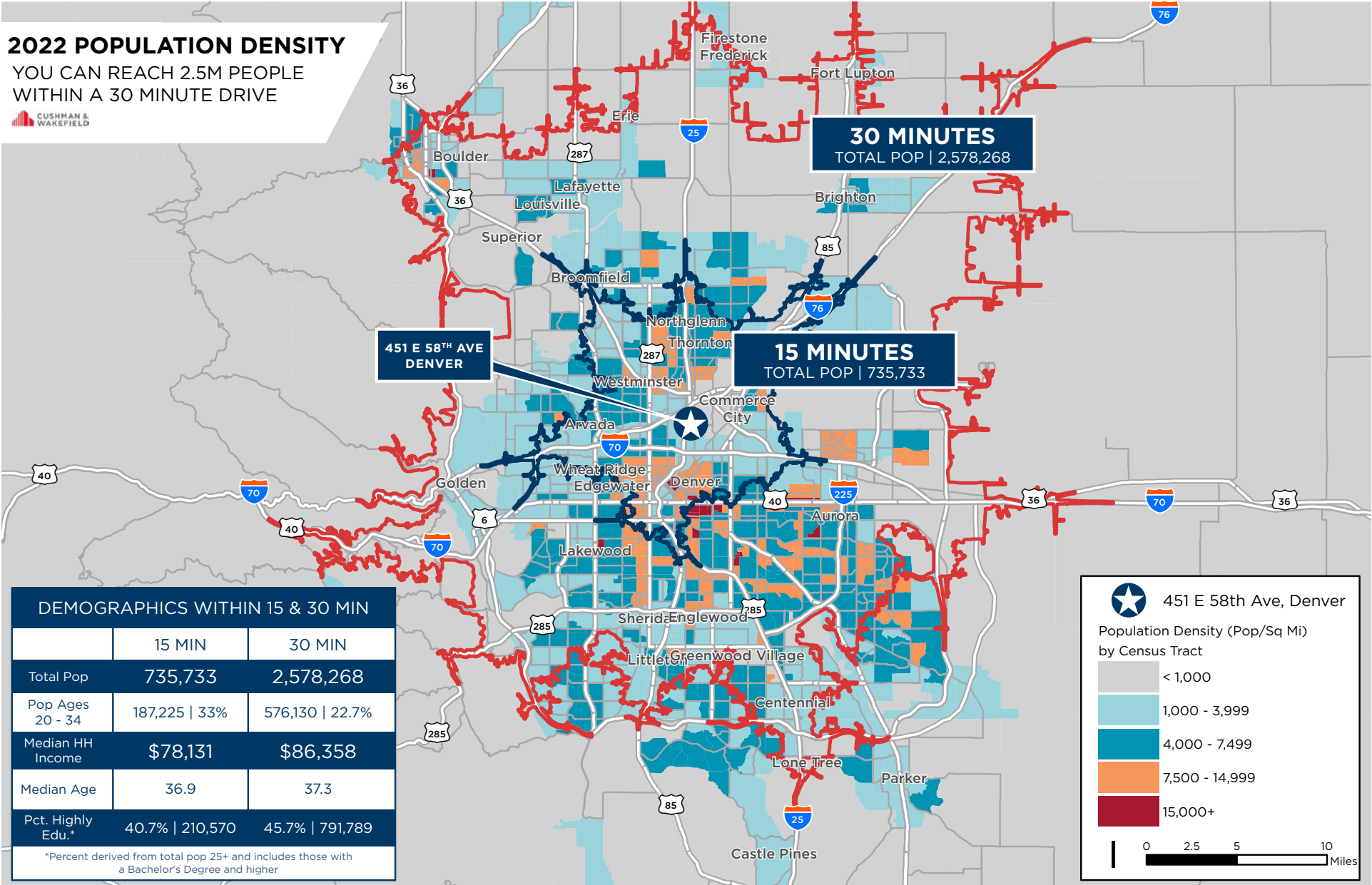
Pivot Denver is located in Unincorporated Adams County which has a 4.75% Sales Tax. This is 50% less than the average metro area sales tax rate, making the Property ideal for wholesalers and retailers.

UTILITES

- Denver Water
- Xcel Energy
- Comcast & CenturyLink

2022 POPULATION DENSITY

YOU CAN REACH 2.5M PEOPLE WITHIN A 30 MINUTE DRIVE



30 MINUTES
TOTAL POP | 2,578,268

15 MINUTES
TOTAL POP | 735,733

**451 E 58TH AVE
DENVER**

DEMOGRAPHICS WITHIN 15 & 30 MIN		
	15 MIN	30 MIN
Total Pop	735,733	2,578,268
Pop Ages 20 - 34	187,225 33%	576,130 22.7%
Median HH Income	\$78,131	\$86,358
Median Age	36.9	37.3
Pct. Highly Edu.*	40.7% 210,570	45.7% 791,789

*Percent derived from total pop 25+ and includes those with a Bachelor's Degree and higher

451 E 58th Ave, Denver

Population Density (Pop/Sq Mi) by Census Tract

- < 1,000
- 1,000 - 3,999
- 4,000 - 7,499
- 7,500 - 14,999
- 15,000+

0 2.5 5 10 Miles

DEMOGRAPHICS AND LOCATION

Demographics

	3 Mile	5 Miles	7 Miles
Population	98,253	412,341	777,364
Households	39,161	187,175	343,214
Average HH Income	\$124,272	\$135,588	\$137,680
Daytime Population	70,495	326,687	500,301
Total Businesses	5,078	21,602	35,886

UPTOWN

DOWNTOWN DENVER

LODO

LOHI

GLOBEVILLE

SOUTH PLATTE
TRADING CO

Radisson
HOTELS & RESORTS

MATTRESS FIRM

DENVER
MATTRESS CO

FURNITURE ROW



E. 58TH AVE

EXIT 215

30,271 CPD

16,231 CPD

WASHINGTON ST

~225,000 CARS PER DAY



ELECTRONIC BILLBOARD





**5925 & 5945 WASHINGTON ST.
453 & 525 EAST 58TH AVE.**

PivotDenverIndustrial.com

INTERESTED TO LEARN MORE? LET'S CONNECT!

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