

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

**PIVOT**  
DENVER

THE CENTER OF IT ALL

**± 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](http://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

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

**ALL AVAILABLE SPACE  
DIVISIBLE TO SUIT**

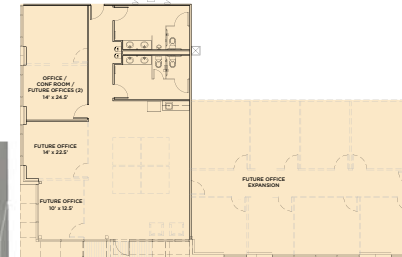


**BILLBOARD SIGNAGE  
OPPORTUNITY  
AVAILABLE ALONG I-25**

**BUILDING 4**  
86,110 SF  
Available

1.57 PER 1,000  
8 TRAILERS  
3 DRIVE INS  
17 DOCK HIGHS  
32' CLEAR  
OPEX (2025): \$5.98/SF

**BUILDING 1 Spec Office - 1,840 GSF**



**BUILDING 3**  
Leased

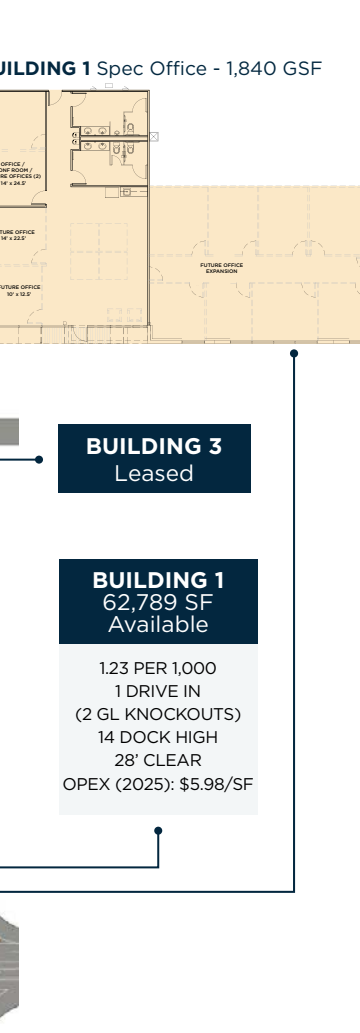
**BUILDING 1**  
62,789 SF  
Available

1.23 PER 1,000  
1 DRIVE IN  
(2 GL KNOCKOUTS)  
14 DOCK HIGH  
28' CLEAR  
OPEX (2025): \$5.98/SF

**BUILDING 2**  
33,600 SF  
Available

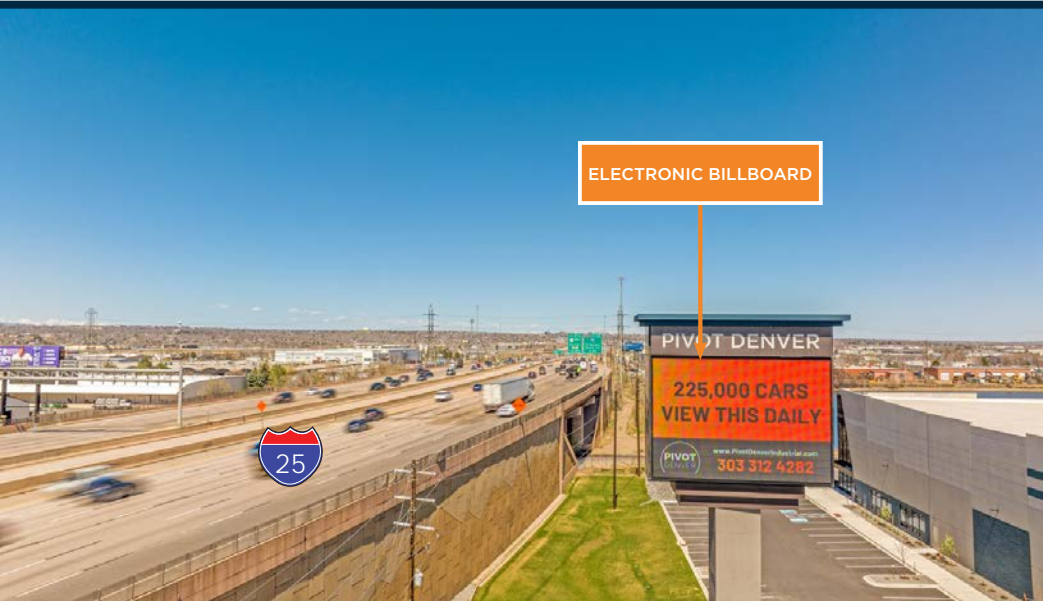
42 CARS  
1.13 PER 1,000  
13 TRAILERS  
2 DRIVE INS  
5 DOCK HIGH  
28' CLEAR  
OPEX (2025): \$5.98/SF

**10' SOLID SCREEN/SECURITY  
FENCE WITH LOCKABLE GATE  
BETWEEN BUILDINGS 2 AND 4  
AND THE HOTEL**





# DEVELOPMENT HIGHLIGHTS



View from I-25



E. 58th Avenue Entrance with signalized 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.



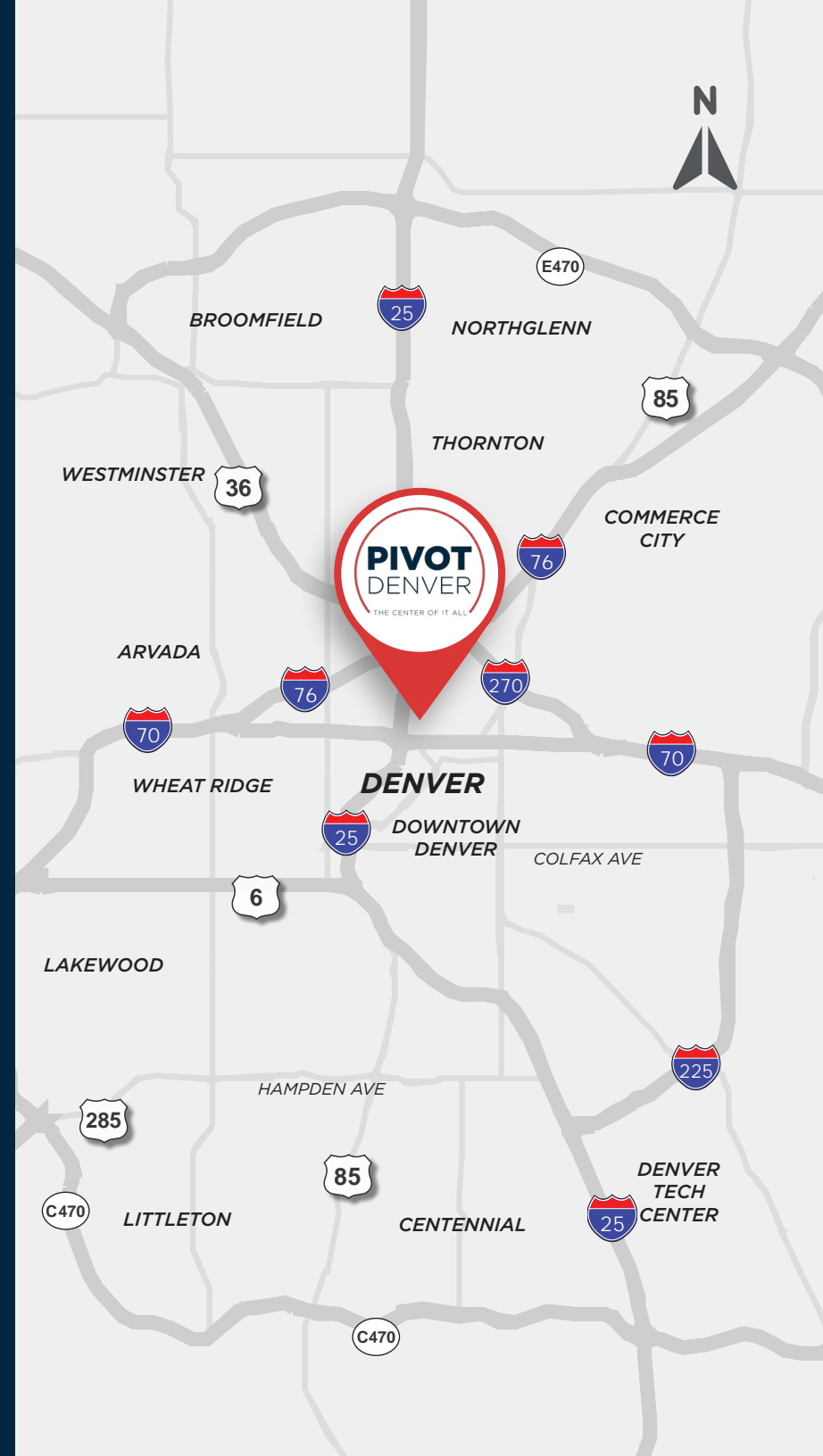
### DENVER ADDRESS WITH TAX ADVANTAGE

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](#).







# LOCATION

## 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.

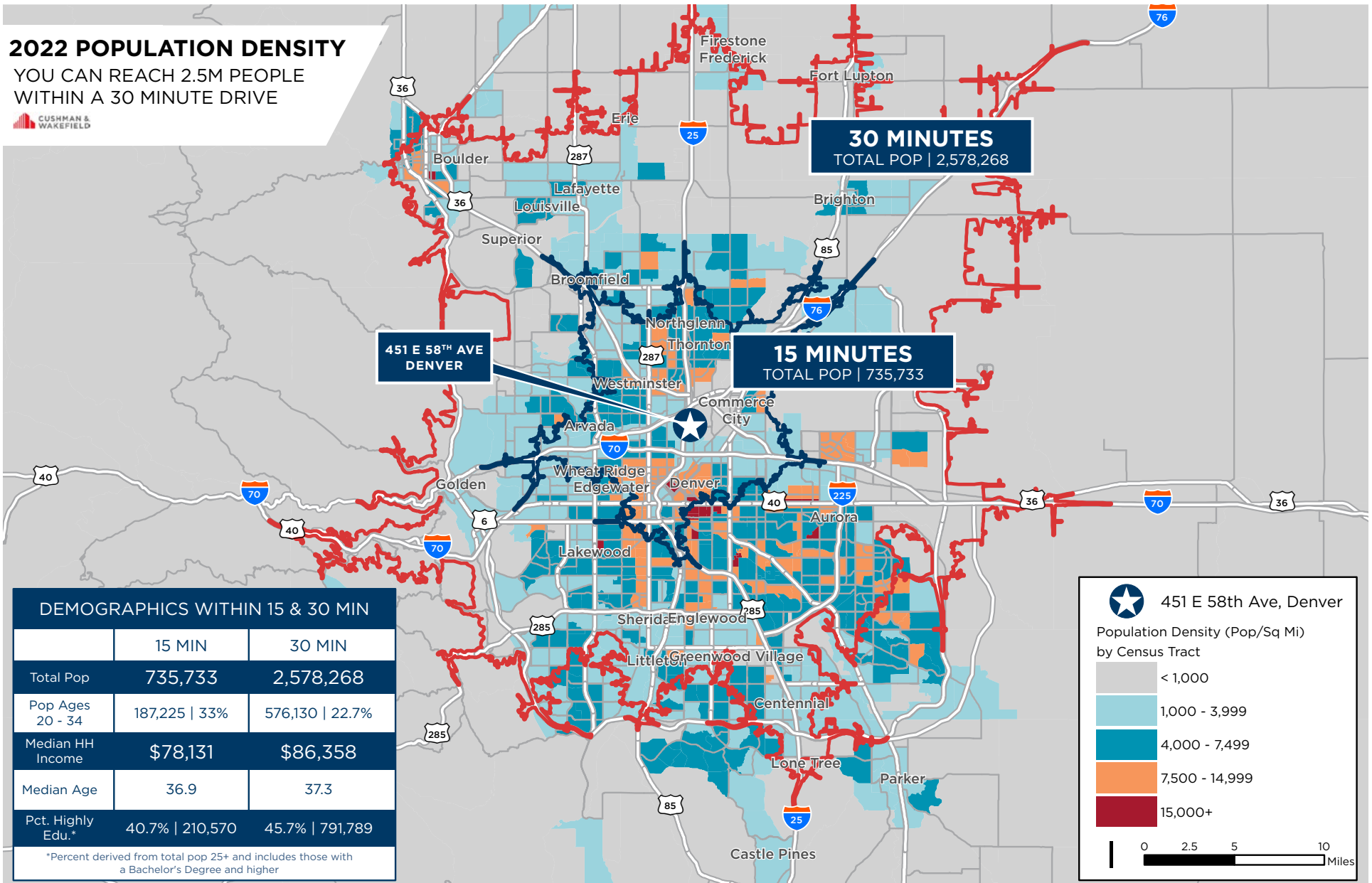
## UTILITIES

- Denver Water
- Xcel Energy
- Comcast & CenturyLink



## 2022 POPULATION DENSITY

YOU CAN REACH 2.5M PEOPLE  
WITHIN A 30 MINUTE DRIVE





# 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.

MATTRESS FIRM



E. 58TH AVE

EXIT 215

DENVER  
Flooring & Finishes

30,271 CPD

16,231 CPD

WASHINGTON ST

225,000 CARS PER DAY



ELECTRONIC BILLBOARD





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

**P i v o t D e n v e r I n d u s t r i a l . c o m**

**INTERESTED TO LEARN MORE? LET'S CONNECT!**

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