

POINT CENTRAL BUSINESS PARK

1051 EAST 73RD AVENUE | DENVER, COLORADO

AT THE CENTER OF
CONNECTIVITY



CLASS A INDUSTRIAL PARK DELIVERING Q2 2024

Point Central Business Park will be comprised of over 157,000 SF in two Class A Industrial buildings on a 9.5 acre site that is ideally situated in Denver's central industrial submarket. The infill location provides tenants with immediate access to all of Denver's primary interstates within minutes and encompasses Metro Denver's largest labor pool. The design of both buildings allows for flexible divisibility to suit any size company. Point Central Business Park is the next premier industrial development in Central Denver.

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PROPERTY FEATURES

Total Site Size	9.57 AC
Total Size	±157,473 SF
	Building 1: 82,855 SF
	Building 2: 74,618 SF
Suite Size	13,520 - 81,800 SF
Spec Office	±2,358 SF
Parking Ratio	1.5/1,000
Clear Height	32'
Truck Court	190' shared
Power	2,000 Amps/building
Sprinklers	ESFR
Zoning	I-1 (Adams County)
Mill Levy	98.659
Lease Rate	Call Broker
OPEX	TBD
Sale Price	Owner will consider sale

PROPERTY HIGHLIGHTS



Easy Access to
Major Highways



Minutes from
Downtown Denver

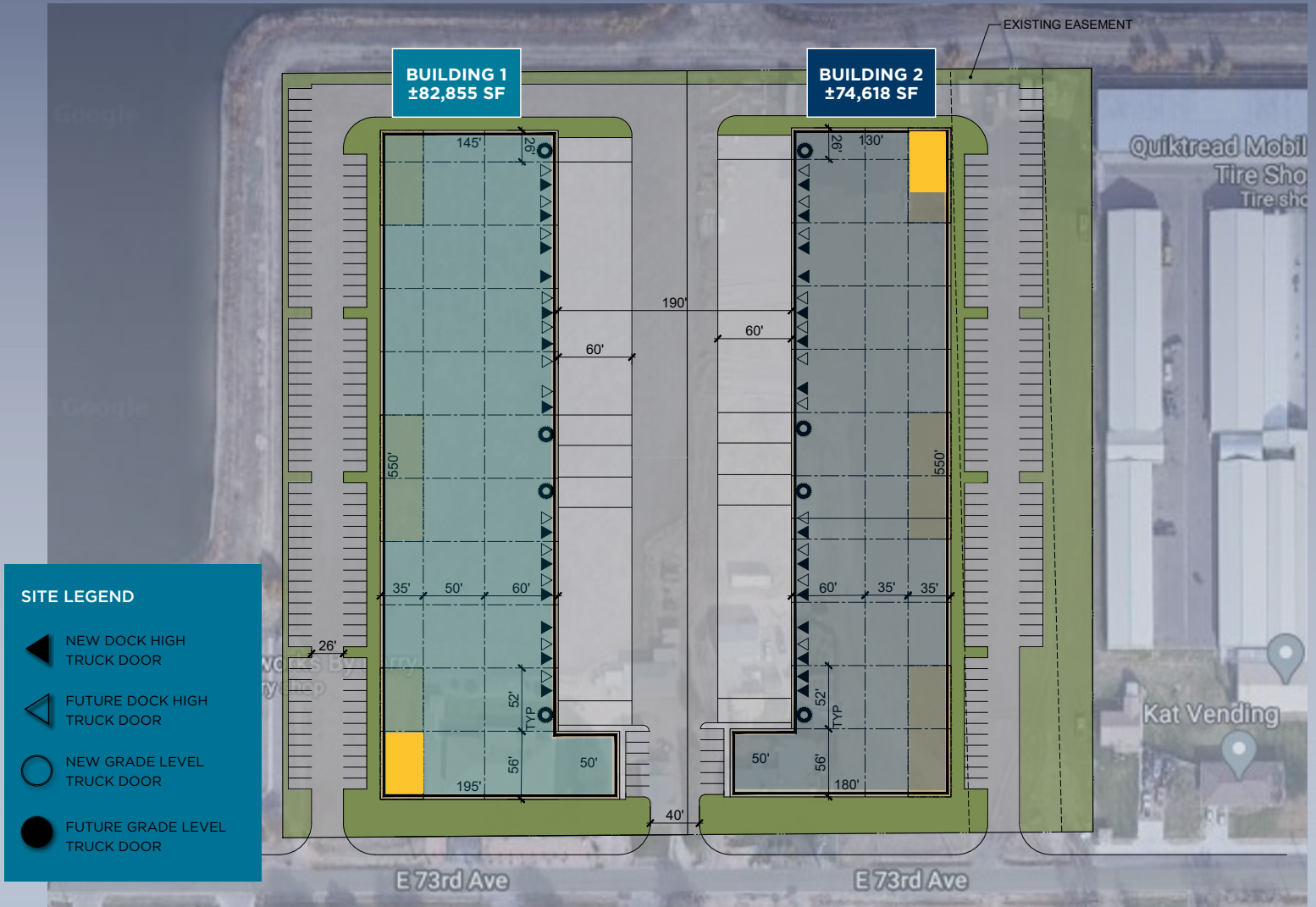


Competitive
mill levy within
Unincorporated
Adams County

- Flexible divisibility
- Clerestory windows
- High Parking Ratio
- Monument and building signage available
- Excellent access to I-25, I-76, I-270, US-36, and I-70
- Located within Adams County Enterprise Zone and Colorado Opportunity Zone
- LEED Certified



SITE PLAN



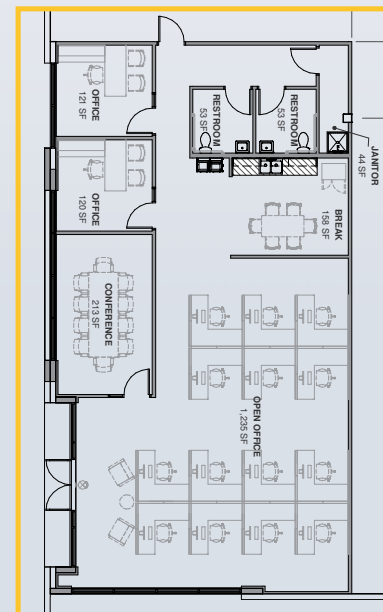
Building 1

Total Size	82,855 SF
Minimum Divisibility	15,080 SF
Spec Office	±2,358 SF
Docks	Thirteen (13)
Drive-ins	Four (4)

Building 2

Total Size	74,618 SF
Minimum Divisibility	13,520 SF
Spec Office	±2,358 SF
Docks	Fourteen (14)
Drive-ins	Four (4)

Conceptual Spec Office Plan



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DRIVE TIMES & ACCESS

Source: Google

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	1.4 Miles
I-270	3 Minutes	1.5 Miles
I-76	4 Minutes	1.8 Miles
I-70	6 Minutes	4 Miles
DEN	32 Minutes	21 Miles

- 6 Minutes to Downtown Denver
- 32 Minutes to Denver International Airport (DEN)

POINT CENTRAL
BUSINESS PARK

FULL DIAMOND
INTERCHANGE

FOR MORE INFORMATION,
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