



CLASS A DISTRIBUTION FACILITY

5725 & 5775 Broadway, Denver, CO 80216

PROPERTY HIGHLIGHTS:

- 2 Building Masterplan Industrial Park
- 249,505 Total Square Feet
- 130' - 195' Truck Court
- Trailer Parking
- T5 Lighting
- 15.8 Acre Infill Site
- I-2 Zoning

LOCATION HIGHLIGHTS:

- Central Business Location
- I-25 & 58th Ave. Interchange
- Easy Access to DIA & Downtown Denver
- Unmatched In-fill Location / Freeway Access to I-25, I-76, I-70
- Adams County Enterprise Zone
- Low Unincorporated Adams County Sales and Property Taxes

EXPECTED DELIVERY: FALL 2017



SPACE & FEATURES



PRIME LOCATION

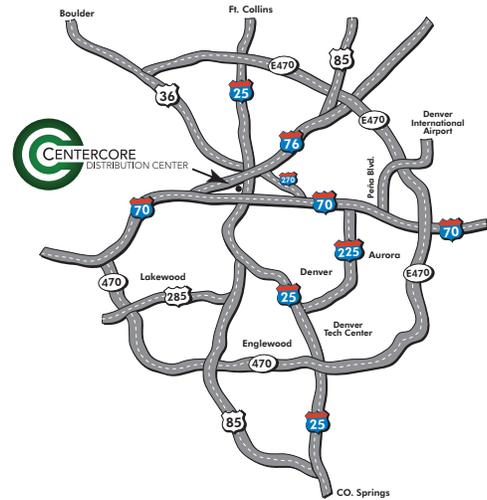


GROWING MARKET

Located in Prime Central Location at I-25 & 58th Ave. Interchange

Unincorporated Adams County's Enterprise Zone • Easy Access to I-25 & I-70

Close Proximity to Public Transit & Work Force



Located in the enterprise zone of unincorporated Adams County offers a lower expense and less cost of occupation due to the lower property tax. Position right next to the I-25 off ramp at 58th Avenue, there is no current development that can match the logistical advantage this Class A facility delivers.

Two Building Industrial Park • Almost 250,000 Square Feet • I-2 Zoning • Adams County • Easy Access • Central Business District



Building 1 (Cross-Dock):

Building Size: 177,160 SF
 Office Size: TBD
 Loading: 42 Docks,
 3 Grade Level
 Clearance: 32'
 Depth: 400 FT
 Trailer Parking: Ample
 Zoning: I-2
 Est. NNN Expenses: \$2.25/SF

Building 2:

Building Size: 72,345 SF
 Office Size: TBD
 Loading: 18 Docks,
 3 Grade Level
 Clearance: 30'
 Depth: 180 FT
 Trailer Parking: Possible
 Zoning: I-2
 Est. NNN Expenses: \$2.25/SF

FOR MORE INFORMATION



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

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