



FOR LEASE OR SALE

# NORTH WASHINGTON COMMERCE CENTER

900 East 128th Avenue & 770 East 128th Avenue | Thornton, Colorado 80241



32,400 - ±151,668 SF AVAILABLE

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Developed By:



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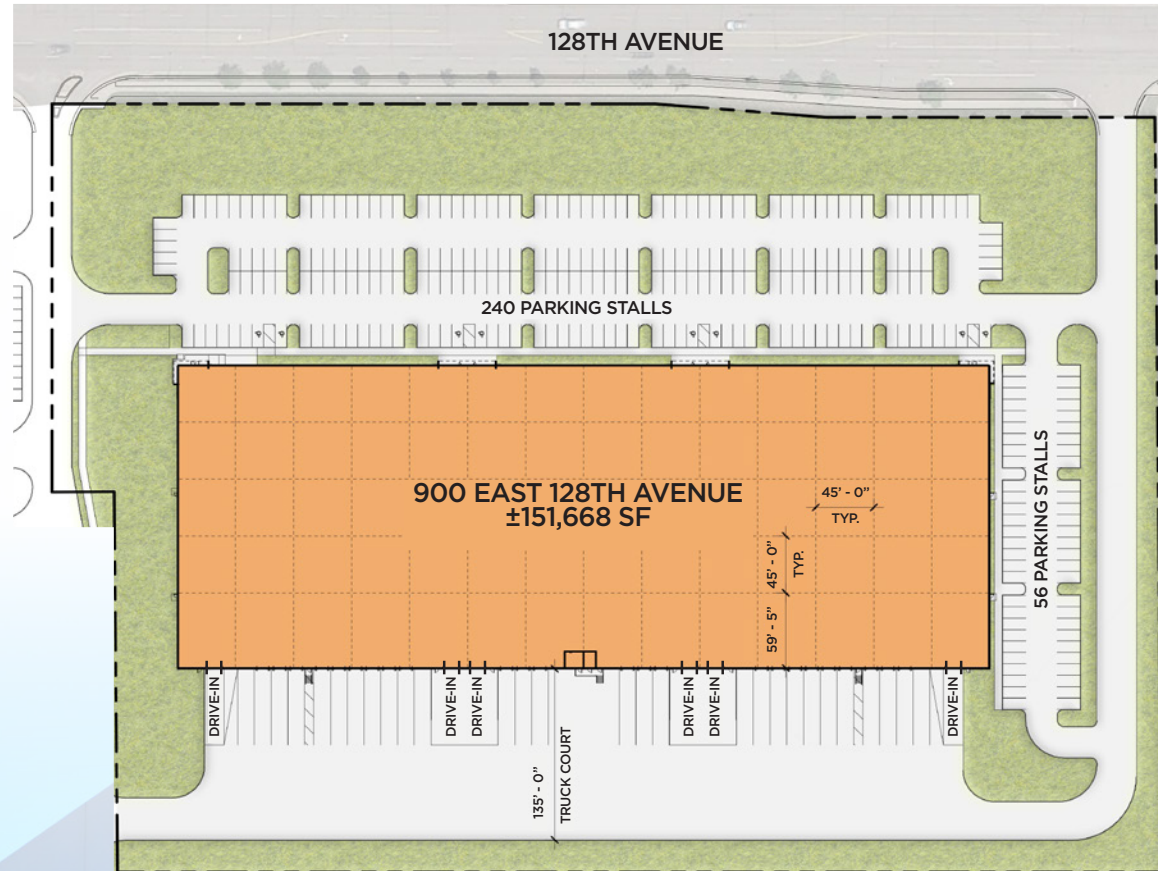
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Thornton, Colorado 80241

## 900 East 128th Avenue

<b>Size</b>	±151,668 SF Divisible to 32,400 SF
<b>Loading Doors</b>	24 Dock-high doors Expandable to 26 dock-high doors 6 Drive-in doors
<b>Clear Height</b>	30'
<b>Parking</b>	296 Stalls (1.96 : 1,000 SF)
<b>Operating Exp.</b>	\$3.22/SF

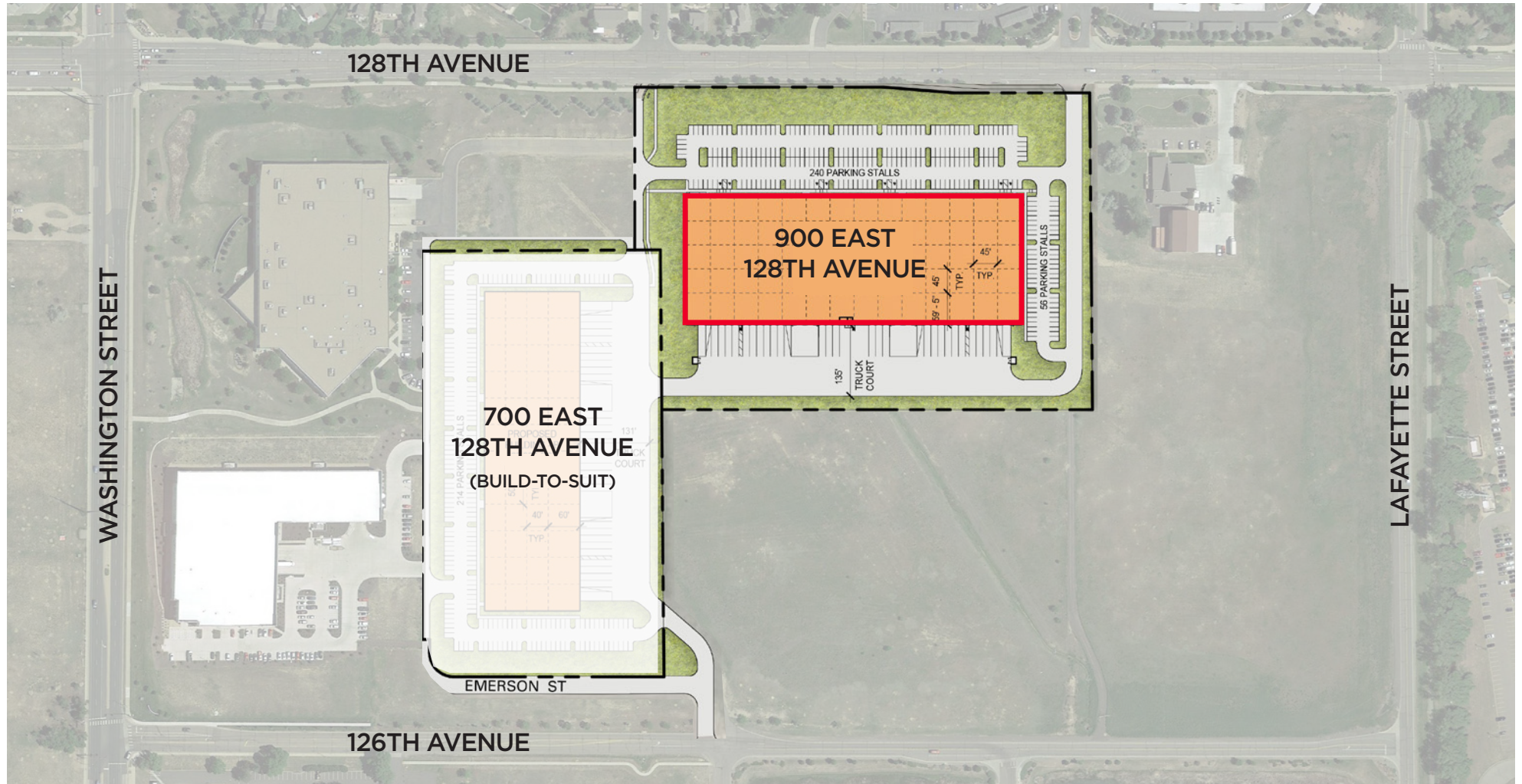
## Property Features

<b>Site Size</b>	15.92 Acres
<b>Sprinklers</b>	ESFR
<b>Power</b>	3-Phase, 480 volt, 2,000 amps



## Project Highlights

Developed by award winning Opus Development, North Washington Commerce Center is North I-25 and North Metro Denver's newest and most exciting Class A industrial park. This multi-tenant park provides a variety of sizes, clear height and loading options to optimize a company's operating efficiency. The project benefits from its proximity to I-25 with multiple access points, walking distance to light rail at Eastlake Station (opening late 2019), and excellent retail amenities in the immediate area to serve employees.



## Colorado Enterprise Zone Program

Businesses located in an enterprise zone may qualify for the following tax incentives throughout the state: Investment tax credits, Job training tax credits, R&D Investment tax credits and New employee credits and other incentives available.

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Source: Costar, 2018

## Drive Times

To I-25	3 Minutes
To I-25 & I-70	12 Minutes
Downtown Denver (Coors Field)	15 Minutes
Fort Collins	40 Minutes
Boulder	26 Minutes
Denver International Airport (DIA)	27 Minutes
RTD Eastlake Station	2 Minutes .5 Mile Walk



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