

25NORTH

Building 1 • 14831 Washington Street, Thornton, CO
Where Businesses Can Exceed Their Potential



CLASS A FOOD PRODUCTION FACILITY

±115,084 SF IN NORTH DENVER'S PREMIER INDUSTRIAL BUSINESS PARK

Warehouse • Distribution • Manufacturing • Showroom • Flex Space

 [VIEW VIDEO](#)

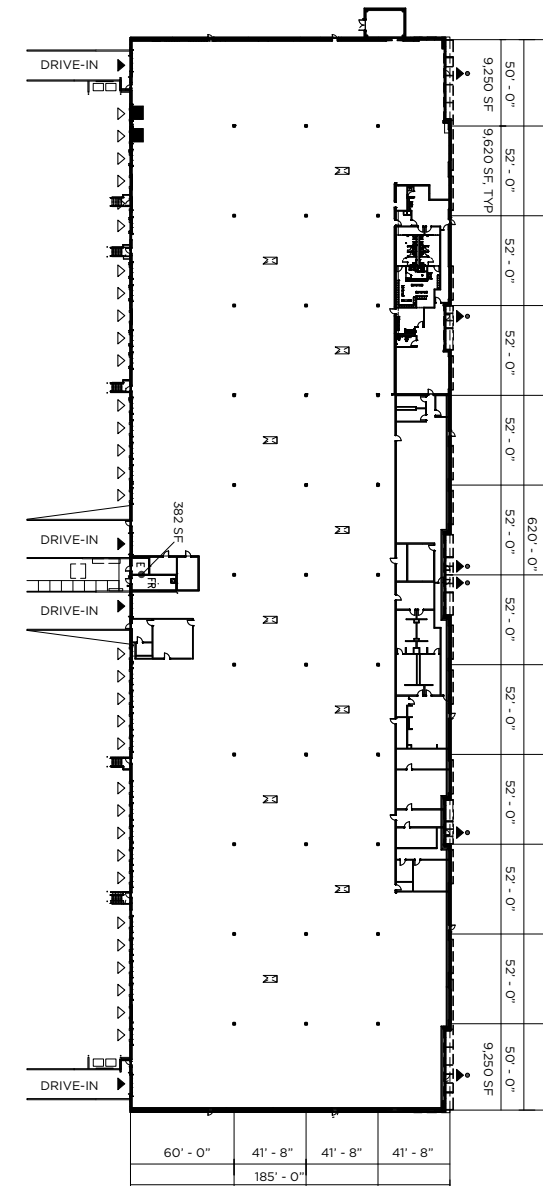


BUILDING FEATURES

Available Size	±115,084 SF
Divisible	±38,110 SF
Building Design	Front park / rear load
Office	±12,606 SF
Zoning	BP
Clear Height	Minimum 28'
Building Depth	185'
Column Spacing	52' x 41'8" with 60' speed bay
Sprinklers	ESFR
Lighting	LED
Power	10,000 amps, 480 volt, 3-P
Loading	32 dock-high doors (9'x10') 4 drive-in doors (12'x14')
Truck Court	130' Shared with 60' concrete apron
Auto Parking	327 Spaces, 2.8 : 1,000
Water Line	8"
Signage	Building and I-25 monument sign
Lease Rate	To quote

Specialized Improvements

- 8" Water Line and Wastwater System
- Sloped Floors with Curbing and Drains
- Heavy Well Distributed Power Makeup Air and Ventilation
- Locker Rooms
- Bioreactors, Ovens, and Packaging Equipment Available



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25NORTH





185,003

POPULATION

Within 5 Miles



67,223

HOUSEHOLDS

Within 5 Miles



\$160,740

AVG. INCOME

Within 5 Miles



\$58,380

PER CAPITA INCOME

Within 5 Miles



29.6%

BLUE COLLAR/SERVICES

Within 5 Miles



70.3%

WHITE COLLAR

Within 5 Miles

630,926

POPULATION

Within 10 Miles

232,354

HOUSEHOLDS

Within 10 Miles

\$141,406

AVG. INCOME

Within 10 Miles

\$52,105

PER CAPITA INCOME

Within 10 Miles

34.5%

BLUE COLLAR/SERVICES

Within 10 Miles

65.5%

WHITE COLLAR

Within 10 Miles



To Downtown Denver

W. 144th Ave.

Washington St.

I-25 Access



25NORTH

Huron St.

E-470 Access



DRIVE TIMES

	Time (Minutes)
Interstate 25	Immediate Access
E-470 (Tollway)	Immediate Access
Interstate 70	15 Minutes
Downtown Denver	23 Minutes
Boulder	24 Minutes
Denver International Airport (DEN)	26 Minutes
Louisville	17 Minutes
Longmont	20 Minutes
Loveland	41 Minutes



NEARBY AMENITIES

Longmont
20 mins

Boulder
24 mins

E 160TH AVE

NORTHWEST PKWY

YORK ST

25NORTH

DIA
26 mins

WASHINGTON ST

THE GROVE

W 144TH AVE

E 136TH AVE

Downtown
Denver 23 mins

COSTCO
WHOLESALE

LIVING SPACES

FLOOR DECOR

Top Golf

ORCHARD TOWNER CENTER

OFF BROADWAY SHOE WAREHOUSE

NORDSTROM rack

ROSS
DRESS FOR LESS

ULTA
BEAUTY

TARGET

DOLLAR TREE

JCPenney

SMOOTHIE KING

five BELOW

Starbucks

Marshalls

Panera BREAD Color Me Mine

LIFETIME
FITNESS

amazon

STARGATE

Snooze AN AMERICAN CAFE

SALLY BEAUTY

Chick-fil-A

EDWIN BIEB BAGELS

SIERRA TRADING POST

HomeGoods

PETSMART

Timothy Johns COUNTRY SANDWICHES

Costa Vida TRADING MEXICAN RESTAURANT

TJ-MAXX

St. Anthony North Health Campus
Centura Health

Lowe's
Home Improvement Warehouse

Carls Jr.

Starbucks

Cabela's

Potbelly SANDWICH SHOP

F45

Arby's

HOBBY LOBBY

Wendy's THE HENRY'S FOUNDRY

crumbl cookies

Burlington

BOOT BARN

FIVE GUYS BURGERS and FRIES

DENVER PREMIUM OUTLETS
A SIMON CENTER

Walmart SUPERCENTER

KFC

LONG JOHN SILVER

Dutch Bros

taco john's

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