



SPEC SUITES COMPLETE AND READY FOR OCCUPANCY!



PROVIDING CONNECTIVITY & PREDICTABILITY

11089 HAVANA STREET | 11029 HAVANA STREET | 10899 HAVANA STREET | 11019 HAVANA STREET | 10889 HAVANA STREET | COMMERCE CITY, COLORADO | 80601

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5 BUILDINGS, 954,311 SF

Bulk Distribution
& Rear Load



LABOR

Strong Workforce Growth
in Immediate Area



CONNECTIVITY

SEC 112th & Hwy. 85
(Intersection of
I-76 & Hwy. 85)



I-1 & I-2 ZONING

Allowing for Outside
Storage



SUPERIOR DRIVE TIMES

Compared to
I-70 Projects



558,000 SF DELIVERED

302,883 SF Available in
New Construction



CITY / COUNTY

Commerce City / Adams

ZONING

I-1 & I-2, Allows for **Outside Storage**

POWER

480V, 3 phase, 2,000-4,000 AMPS

SPRINKLERS

ESFR

UTILITIES

United Power, Xcel Gas, South
Adams Water

ACCESSIBILITY

Hwy. 85, I-76 & E-470

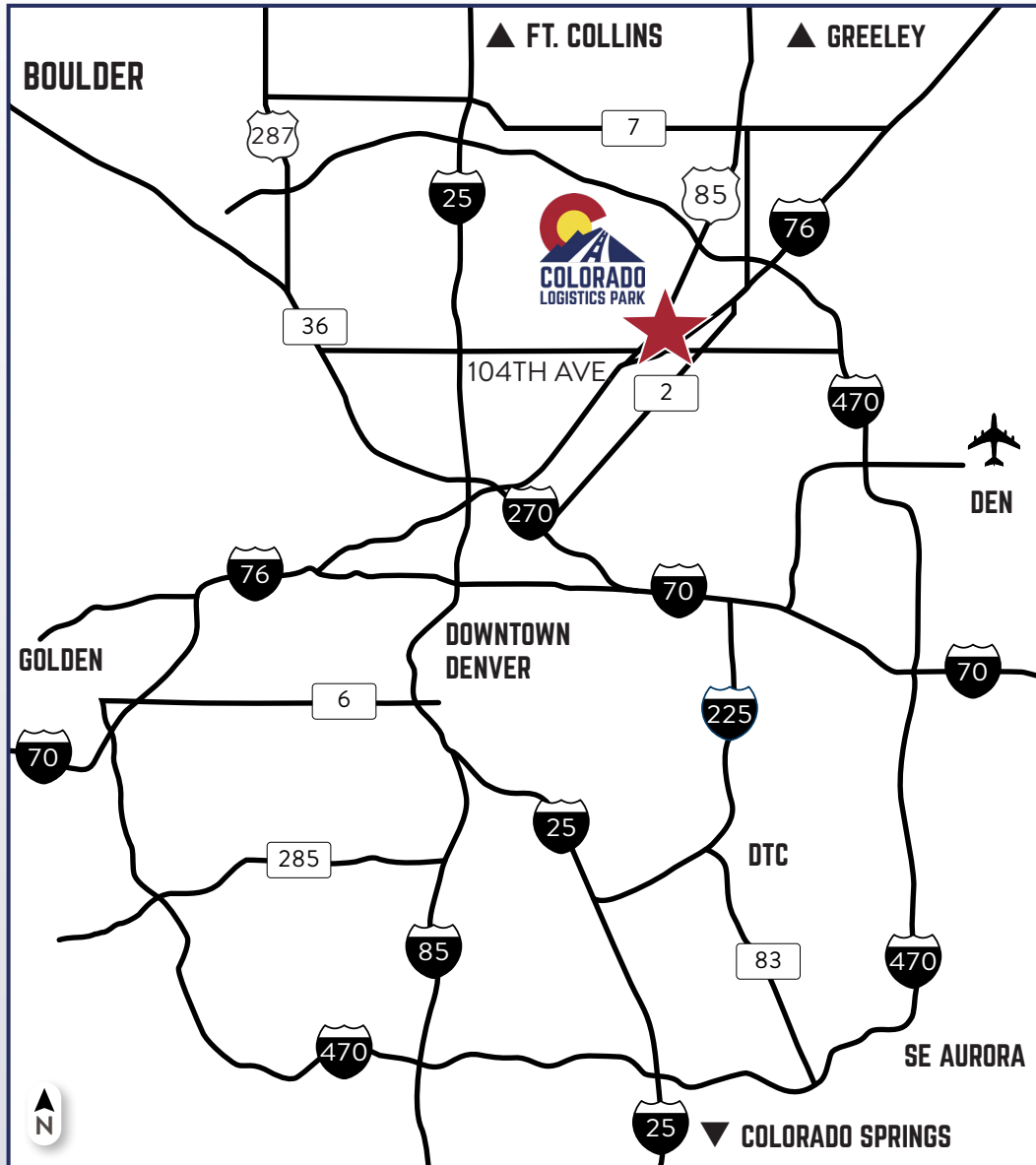
LEASE RATE

Contact Brokers

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STATUS	BLDG	ADDRESS	BLDG SIZE (SF)	AVAIL. SPACE (SF)	SPEC SUITES (SF)	BLDG DEPTH	CLEAR HEIGHT	DOCK-HIGH DOORS (9'X10')	DRIVE-IN DOORS (12'X14')	TYP. COLUMN SPACING	PARKING SPACES
PHASE 1 Delivered	A	11089 Havana Street	106,475	72,811 DIVISIBLE TO ±33,582 SF	3,005	200'	28'	16	3	50' X 50'	157
	B	11029 Havana Street	121,275	30,966	2,372	220'	28'	6	1	50' X 50'	103
	D	10899 Havana Street	330,250	100% Leased	2,855	400'	36'	11	1	50' X 50'	220
PHASE 2 Spec Buildings, or BTS Sites, or Add'l. Yard/ Parking	C	11019 Havana Street	132,054	132,054	BTS	240'	28'	24	4	50' X 50'	82
	E	10889 Havana Street	264,257	264,257	BTS	320'	36'	64	4	50' X 50'	180



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