

**301**  
WEST 60TH PLACE

**MANUFACTURING / WAREHOUSE  
FACILITY WITH OUTSIDE STORAGE  
FOR SALE OR LEASE**

**301 W 60TH PLACE  
DENVER, COLORADO 80216**



**CUSHMAN &  
WAKEFIELD**



Downtown  
Denver



Quantum 56  
Future Industrial Development

Broadway

60th Place

# PROPERTY OVERVIEW

**±69,096 SF ON 8.86 ACRES**

Lease Rate: Call Broker for Pricing  
Sale Price: Call Broker

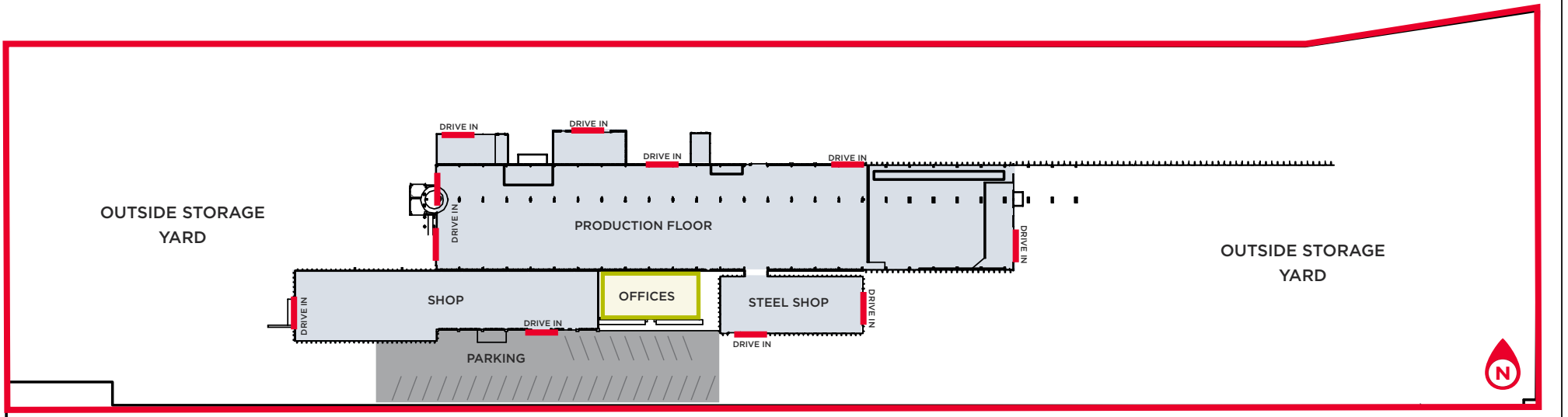
## Property Overview

301 W. 60th Place is extremely well located in Unincorporated Adams County and is just minutes from I-25, I-76 and I-70. The property boasts over 300' of frontage on Broadway and is zoned for heavy industrial uses with 8.86 total acres comprised of approximately five and one half (5.5) usable acres of storage yard. The property is fully fenced, surfaced, and gated. Given its central, infill location within Metro Denver, 301 W. 60th Pl. has access to a workforce of over 2 million people within a 15 mile radius. The property is located within the Enterprise Zone and is within immediate proximity of numerous retail amenities.

## 301 W 60TH PLACE DENVER, COLORADO 80216

Available SF	±69,096 SF
Office SF	±3,500 SF (Recently Renovated)
Total Site Size	8.86 Acres
Clear Height	18'-20'
Cranes	9 Total: (5) 15-Ton; (2) 10-Ton; (1) 6-Ton; (1) 3-Ton
Loading	11 Oversized Drive-in doors
Power	2,000amps/480v/3P
Zoning	I-3 (Adams County)
Yard	±5.5 Usable Acres (fenced, surfaced)
2023 OPEX	\$3.63/SF

# SITE PLAN



W 60TH PLACE



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DENVER, COLORADO 80216



## DRIVE TIMES & ACCESS

SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	0.5 Miles
I-76	5 Minutes	1.4 Miles
I-70	6 Minutes	2.0 Miles
CBD	10 Minutes	3.5 Miles
DEN	30 Minutes	23 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

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