

CENTRAL PARK FOUNDRY

8000 E 40th Ave
Denver, CO 80207

Industrial | Flex | Creative for Sale or Lease

8,186 - 138,959 SF



For more information about the
sale or lease at Central Park Foundry:

Mark Dwyer
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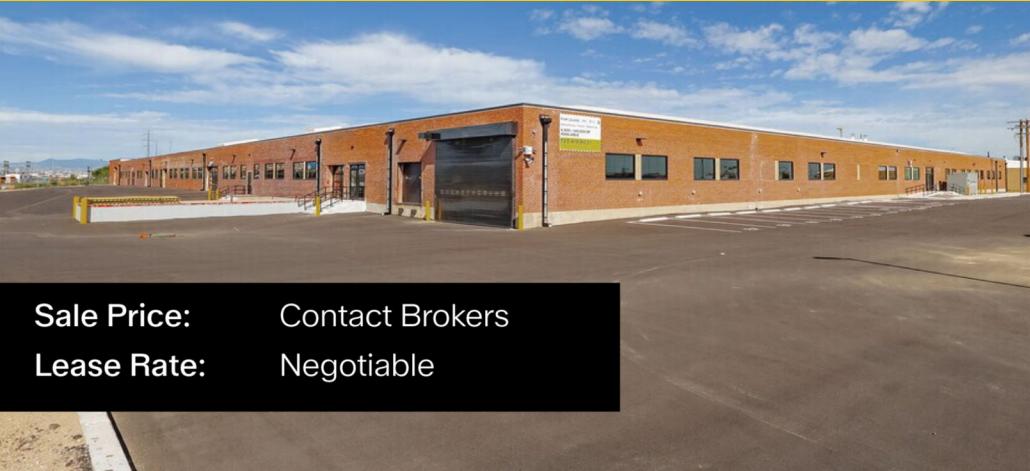
Lincoln

Lincoln Property Company
2000 S Colorado Blvd, Tower 3, Suite 825
Denver, CO 80222

www.lpc.com

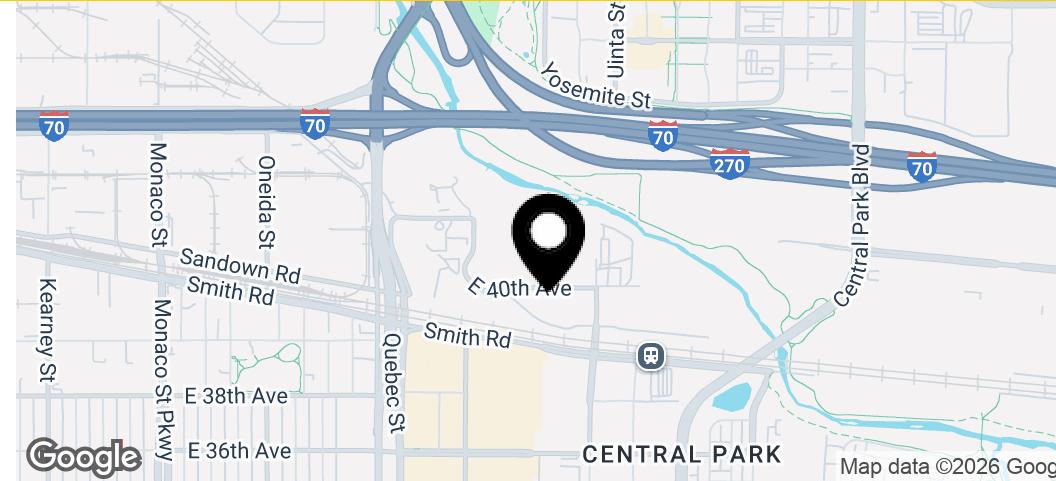
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Sale Price: Contact Brokers
Lease Rate: Negotiable

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Property Highlights

- Flexible sizing from 8,186 - 138,959 SF
- Up to 28,125 SF of bonus basement storage
- 5,000 AMPS delivered with ability to add more power
- Dedicated parking lots (1.2 spaces per 1,000 SF)
- Loading docks and drive-in doors
- Up to 22' clear height
- Modern restrooms and bike parking
- Additional parking available on .75-acre adjacent site
- Climate-controlled
- Brick, timber, and historic element
- Ability for owner to occupy a portion & lease out remainder

Location Overview

Strategically located in the Central Park neighborhood, Central Park Foundry offers both commuter convenience and access to labor. Less than 0.2 miles from the Central Park RTD Station and 3.3 miles from the 40th & Colorado RTD Station, near Northfield Retail, Stanley Marketplace, and I-70/I-270 access. Central Park Foundry would be an exceptional choice for tenants or an owner who wants to occupy part of the space and lease out the remainder.



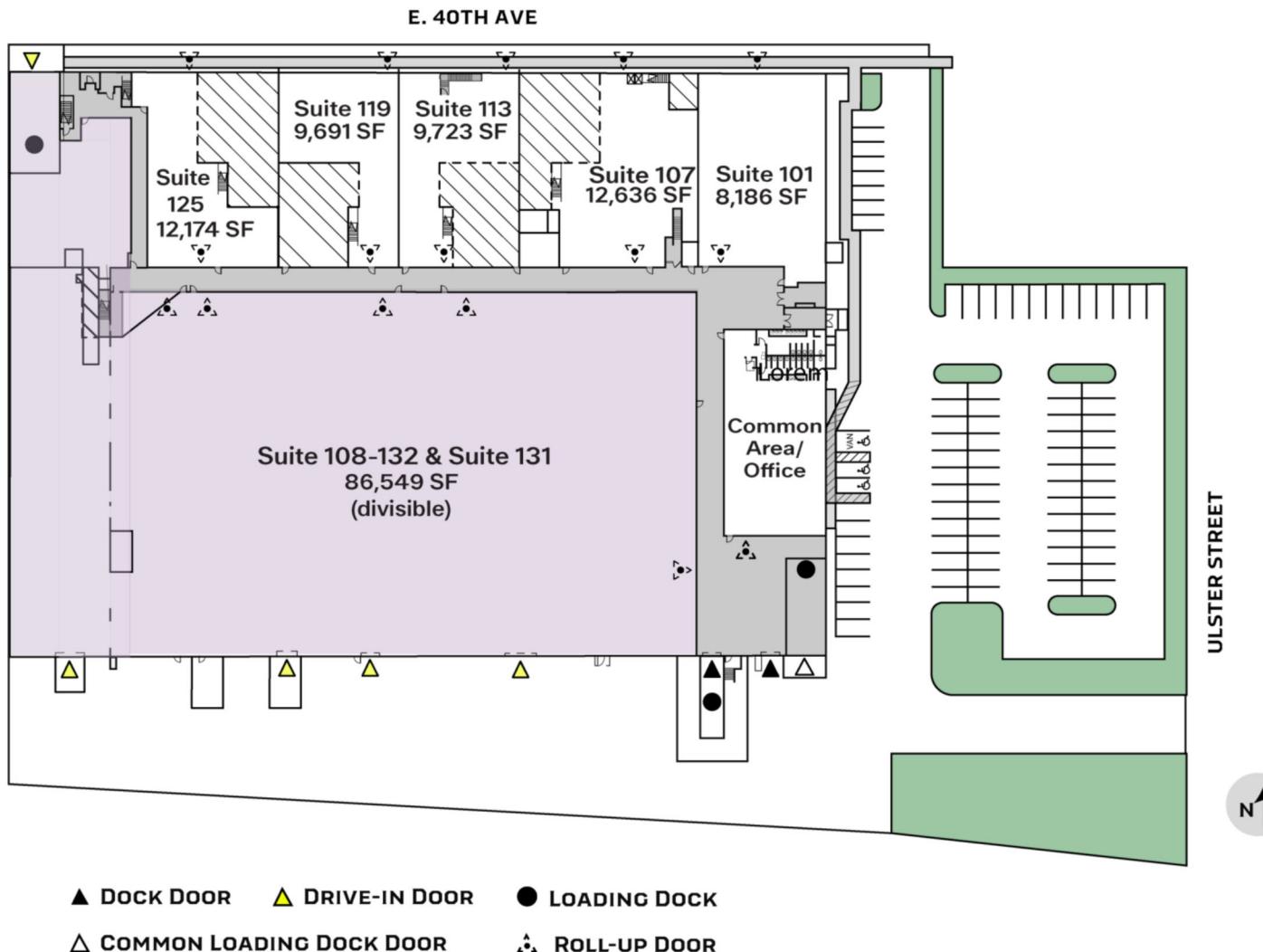
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Floorplan



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AVAILABLE IMMEDIATELY:
Call Broker for More Info &
Lease Rates

Suite 101	8,186 SF
Suite 107	12,636 SF
Suite 113	9,723 SF
Suite 119	9,691 SF
Suite 125	12,174 SF
Suite 131	12,499 SF
Suite 108-132 & Suite 131	86,549 SF
Divisible	10,482 - 86,549 SF

PLUS:
Up to 28,125 SF of bonus
basement storage not included
in overall square footage.

ULSTER STREET



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Area Amenities Map

Convenience & Accessibility

Central Park Foundry in Denver, CO, offers an ideal combination of accessibility and convenience for a robust labor pool.

With excellent access to I-70, I-270 and a short 0.2-mile jaunt to the Central Park Light Rail Station, this property is at the heart of a vibrant, bustling community adjacent to Central Park, Denver's largest residential neighborhood.

Amenities abound for work and play, with quite a few restaurants, grocery stores, transit stops, and office supply/services vendors close by, many within a mile or less.



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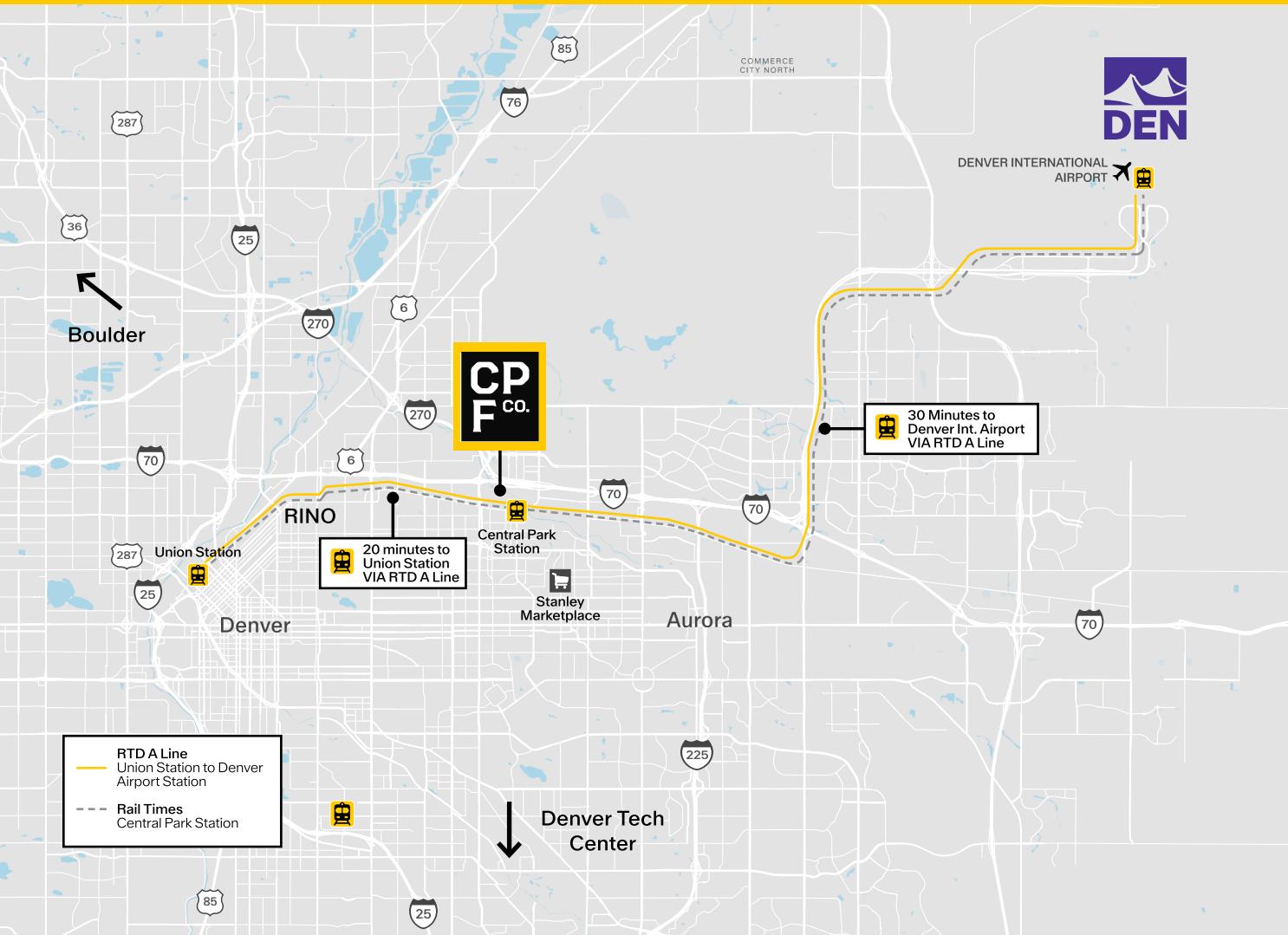
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Regional Map & Transit Times



Drive Times

Denver International Airport	20 Minutes	
15 Minutes to Downtown Denver	20 Minutes to Denver Tech Center	
35 Minutes to Boulder	12 Minutes to RiNo	
20 Minutes to Cherry Creek Shopping Center	10 Minutes to Stanley Marketplace	
35 Minutes to University of Colorado Boulder	15 Minutes to MSU Denver & CU Denver	20 Minutes to University of Denver

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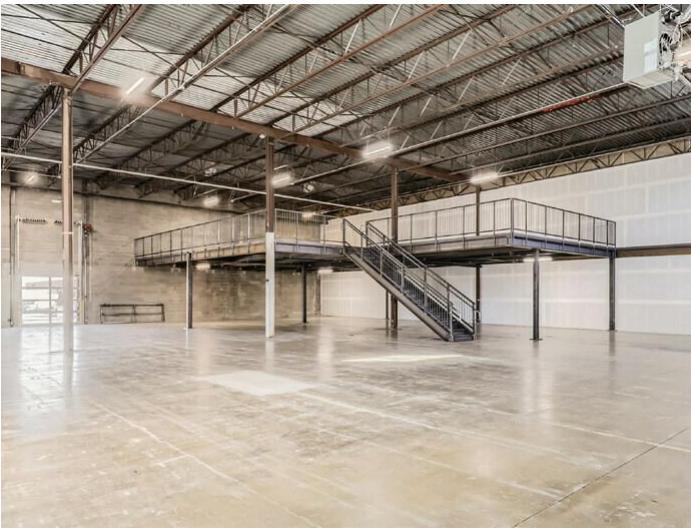
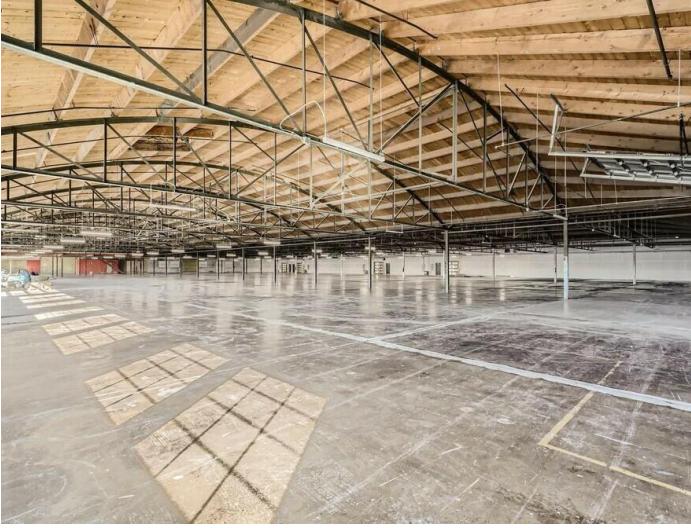
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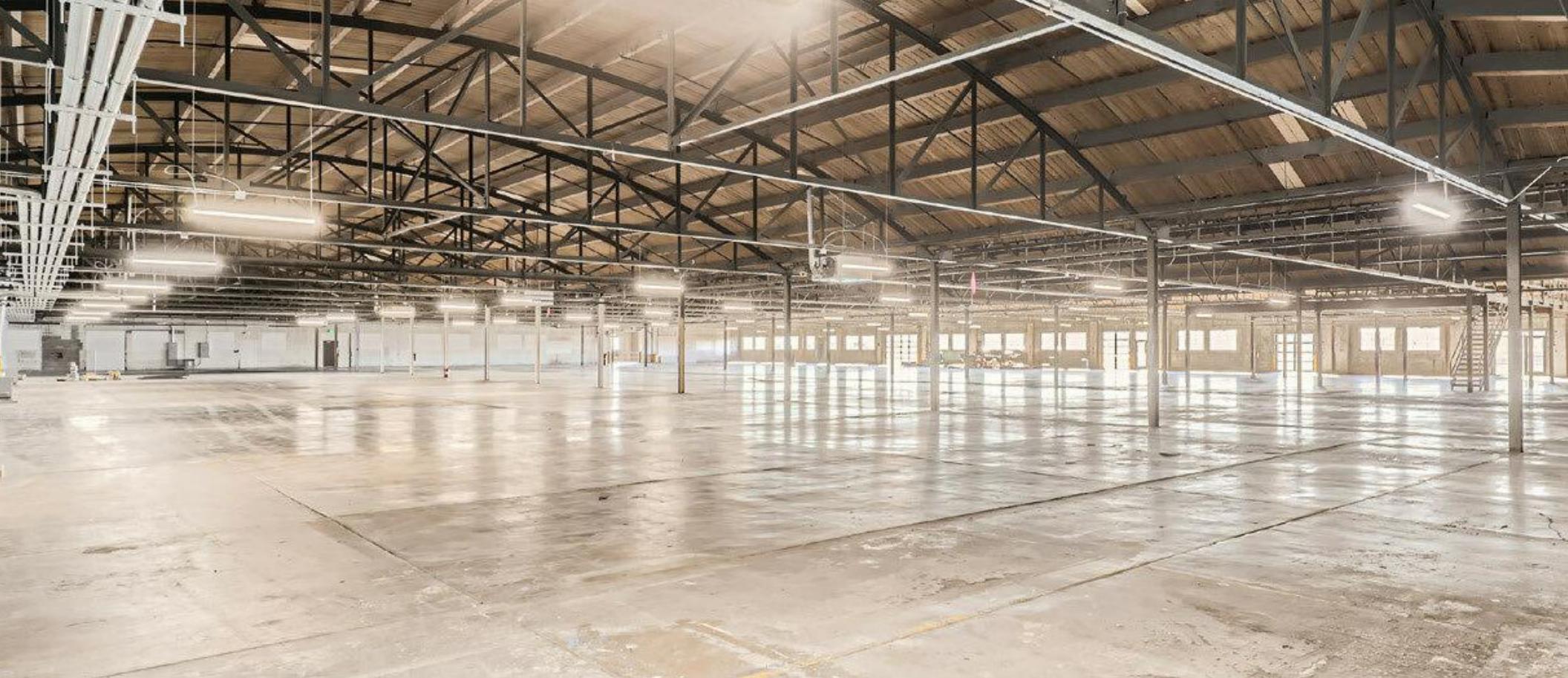
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