



NORTH WASHINGTON COMMERCE CENTER

# BUILDING A

±28,196-85,125 SF  
AVAILABLE FOR LEASE

1101 E 126TH AVENUE  
THORNTON, CO 80241



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## Building Features

**BUILDING SIZE**  
118,422 SF

**SITE SIZE**  
28.1 Acres

**AVAILABLE SIZE**  
±28,196 - ±85,125 SF

**SPRINKLERS**  
ESFR

**OFFICE SPEC SUITE**  
±2,900 SF

**POWER**  
3-Phase / 480 volt /  
2,000 amps

**BUILDING DEPTH**  
181'

**COLUMN SPACING**  
50' x 40' with 60'  
speed bay

**CLEAR HEIGHT**  
30'

**ZONING**  
PUD

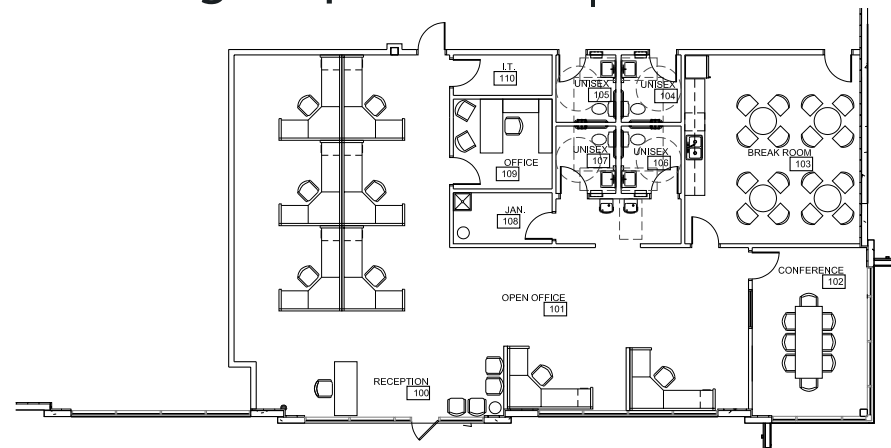
**PARKING**  
140 stalls | 1.64:1,000

**LEASE RATE**  
To quote

**LOADING**  
19 dock high doors  
(9'x10')  
3 drive-in ramped  
doors (12'x14')



Building A Spec Office | 2,900 SF





## 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 (DEN) | 27 Minutes                |
| RTD Eastlake Station               | 2 Minutes<br>.5 Mile Walk |

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