



50 TRAILER
PARKING STALLS



BROADWAY
LOGISTICS
CENTER



6795 BROADWAY, DENVER, CO 80221
CLASS A INDUSTRIAL PARK | NOW DELIVERED

LOVETT
INDUSTRIAL

 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

BUILDING SIZE

201,329 SF
(DIVISIBLE TO 22,360 SF)

TOTAL SITE SIZE

12 AC

SPEC OFFICE

±2,250 SF

BUILDING DIMENSIONS

215' X 935'

COLUMN SPACING

55' X 52'

SPRINKLERS

ESFR

TRUCK COURT

130'

TRAILER STALLS

50

DOCK-HIGH DOORS

57 (15 LEVELERS)

DRIVE-IN DOORS

2 (12' X 14')

CLEAR HEIGHT

32'

POWER

3,000 AMP/480V/3P

PARKING

1.0/1,000 (204 STALLS)

OPERATING EXPENSES

\$4.29/SF (2024 EST.)

UTILITIES

FIBER PROVIDER: LUMEN (CENTURY LINK)

GAS & ELECTRIC: XCEL ENERGY

WATER & SEWER: NORTH PECOS



Unparalleled location with immediate access to Colorado's major freeways (I-25, I-76, I-270, & US-36)



Unincorporated Adams County with Denver address means lower sales and use taxes



Access to an abundant labor pool within a 15 mile radius

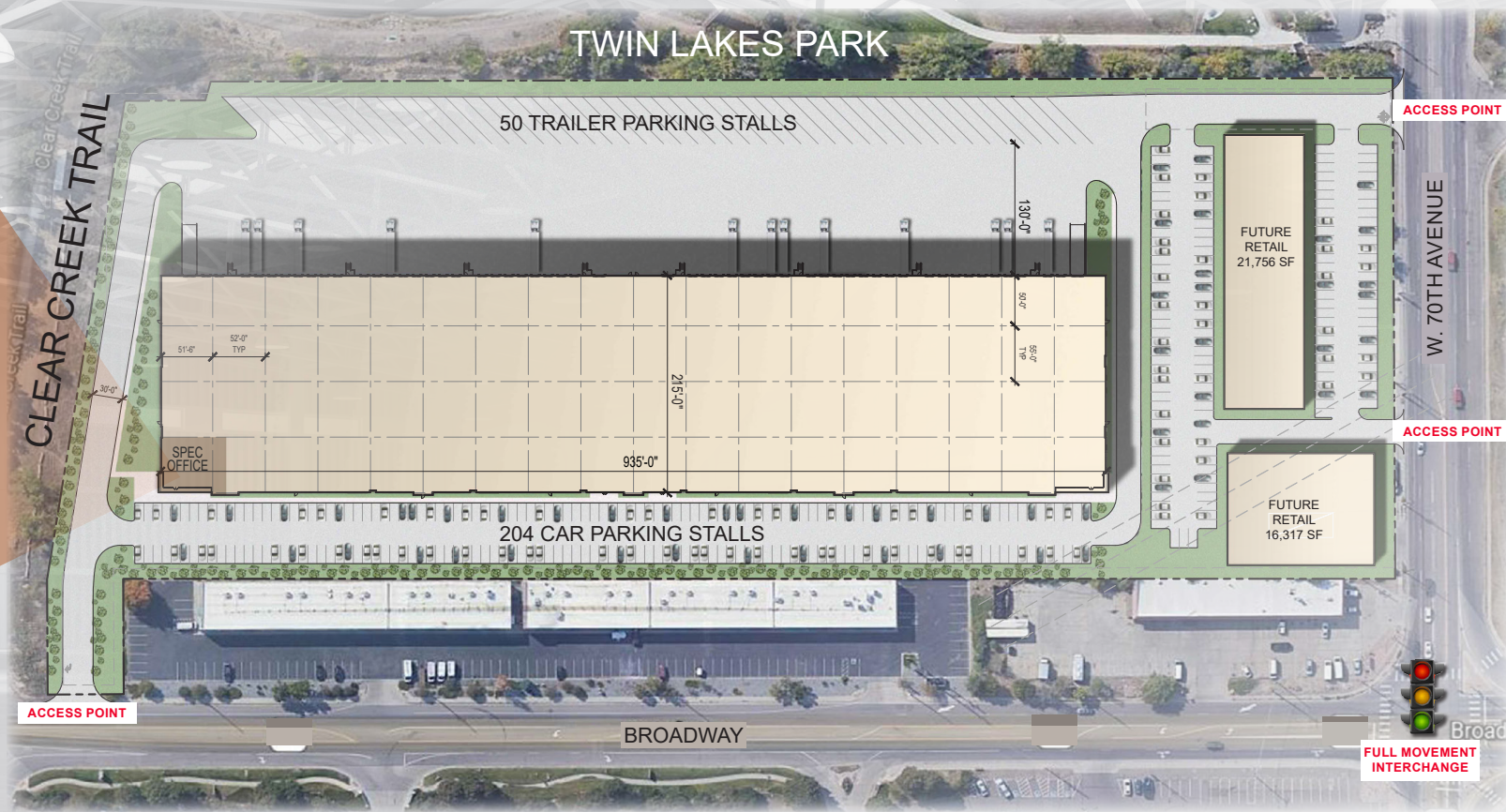


Close proximity to Downtown Denver and surrounded by numerous amenities



One of the lowest mill levies of all new industrial projects in Central Submarket (101.48)

SITE PLAN



±2,250 SF SPEC OFFICE



State of the Art Building Design with Clerestory Windows



Flexible Divisibility
22,360 SF
Minimum Divisibility



Front Park Rear Load Configuration



Unprecedented Infill Location Adjacent to Clear Creek Trail and Twin Lakes Park

LOCATION / ACCESS MAP



DESTINATION **DRIVE TIMES** **MILES**

I-25	2 mins	0.4 mi
I-270/US-36	3 mins	0.5 mi
I-76	6 mins	2.5 mi
I-70	6 mins	4.5 mi
Downtown Denver	10 mins	5.7 mi
Denver International Airport (DEN)	26 mins	23 mi

Contact brokers for more information including construction delivery timeline:

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