



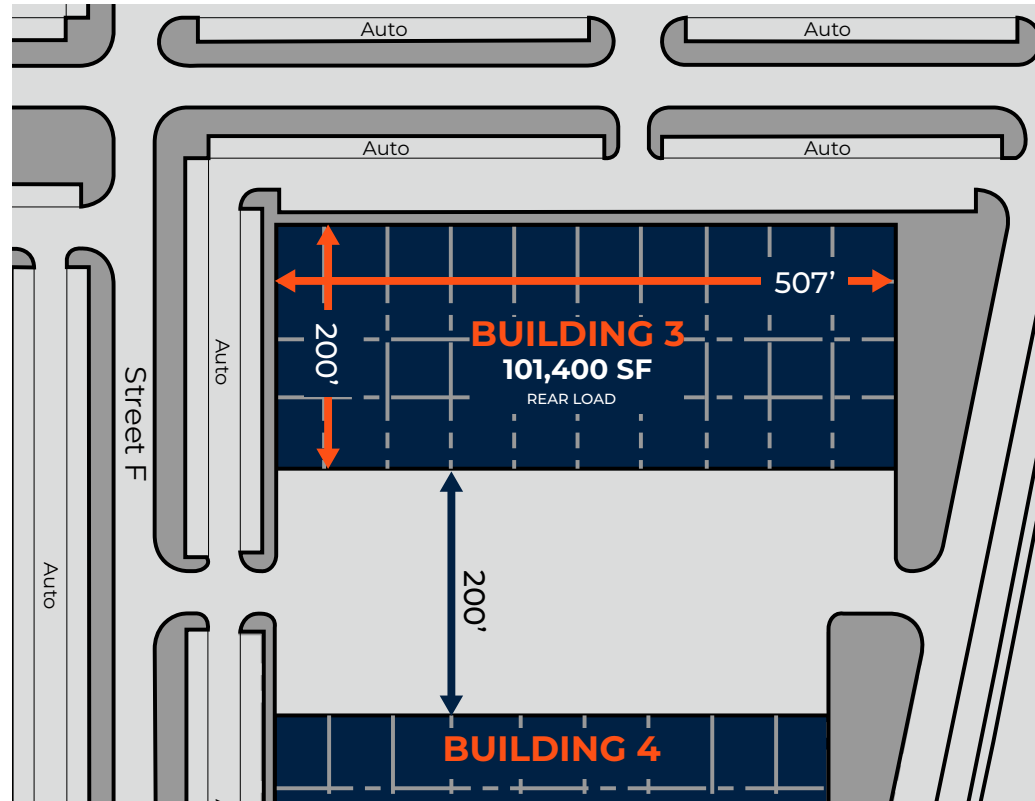
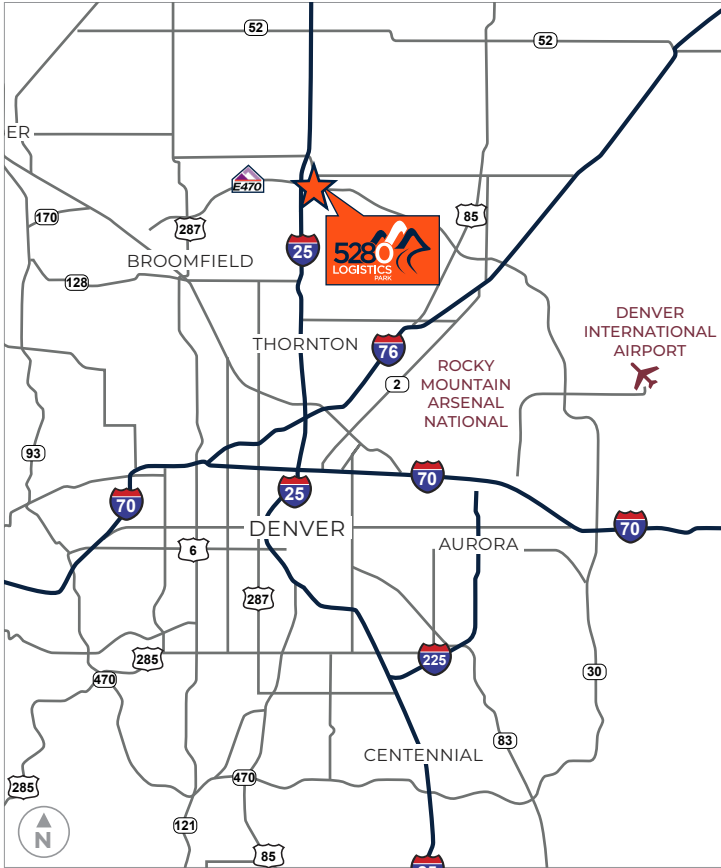
BUILDING 3

THORNTON, COLORADO

101,400 SF Available on 9 Acres

Building 3 of 5280 Logistics Park is a Class A logistics development located in the thriving north Denver industrial market. With direct access to I-25 and E-470 Parkway, the development is positioned well to reach a rich labor pool and a high-growth region of Colorado. The state-of-the-art specifications include 32' clear heights, rear-load configuration, 200' shared truck court, and ample auto parking.





101,400 SF available on 9 acres



200' shared truck court



196 - auto parking spaces



Spec office space



LED exterior lighting



ESFR sprinkler system



32' clear heights



39 - dock doors



Rear-load configuration

Development



AUSTIN REYNOLDS

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Leasing



TYLER REED, SIOR

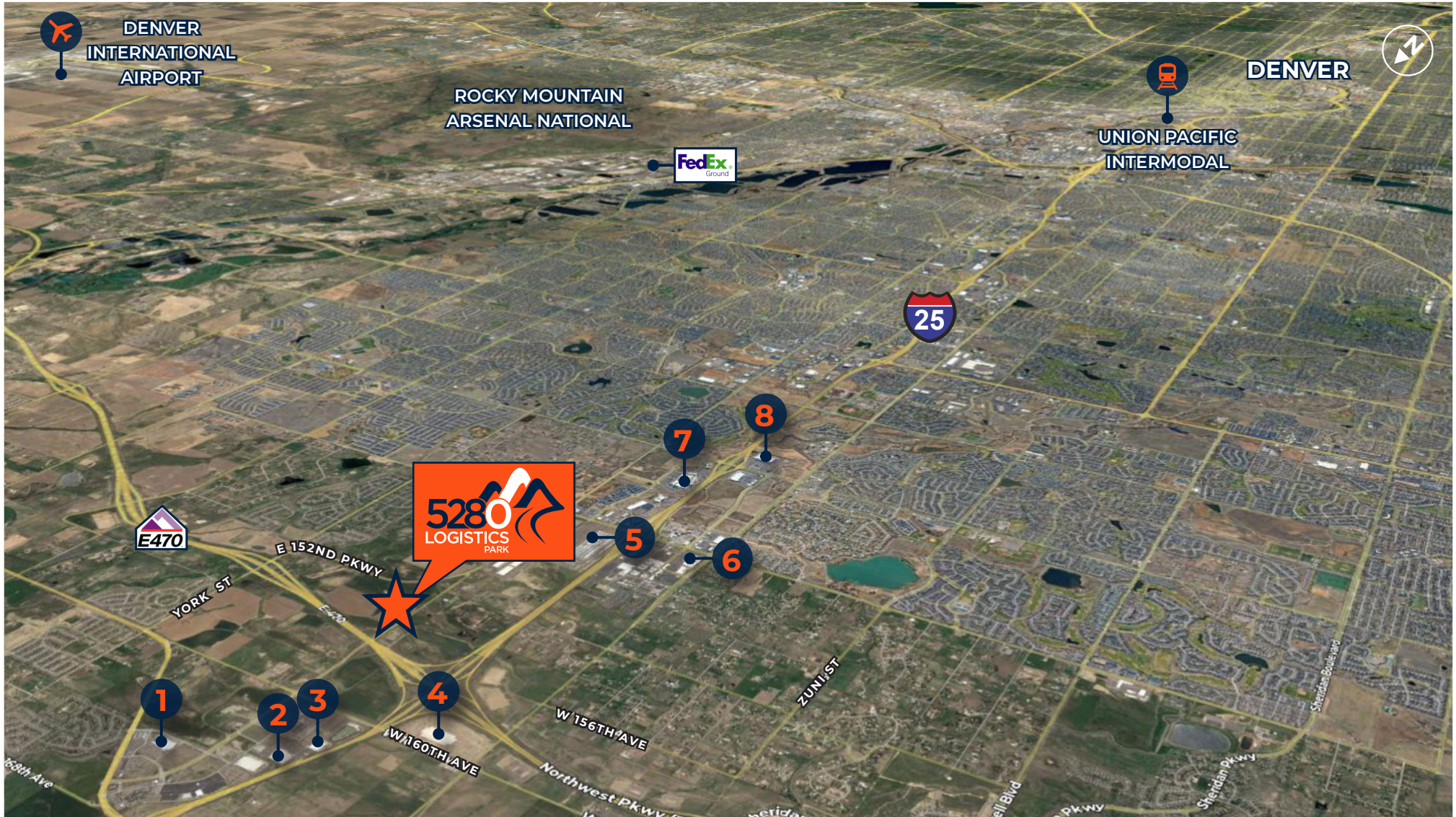
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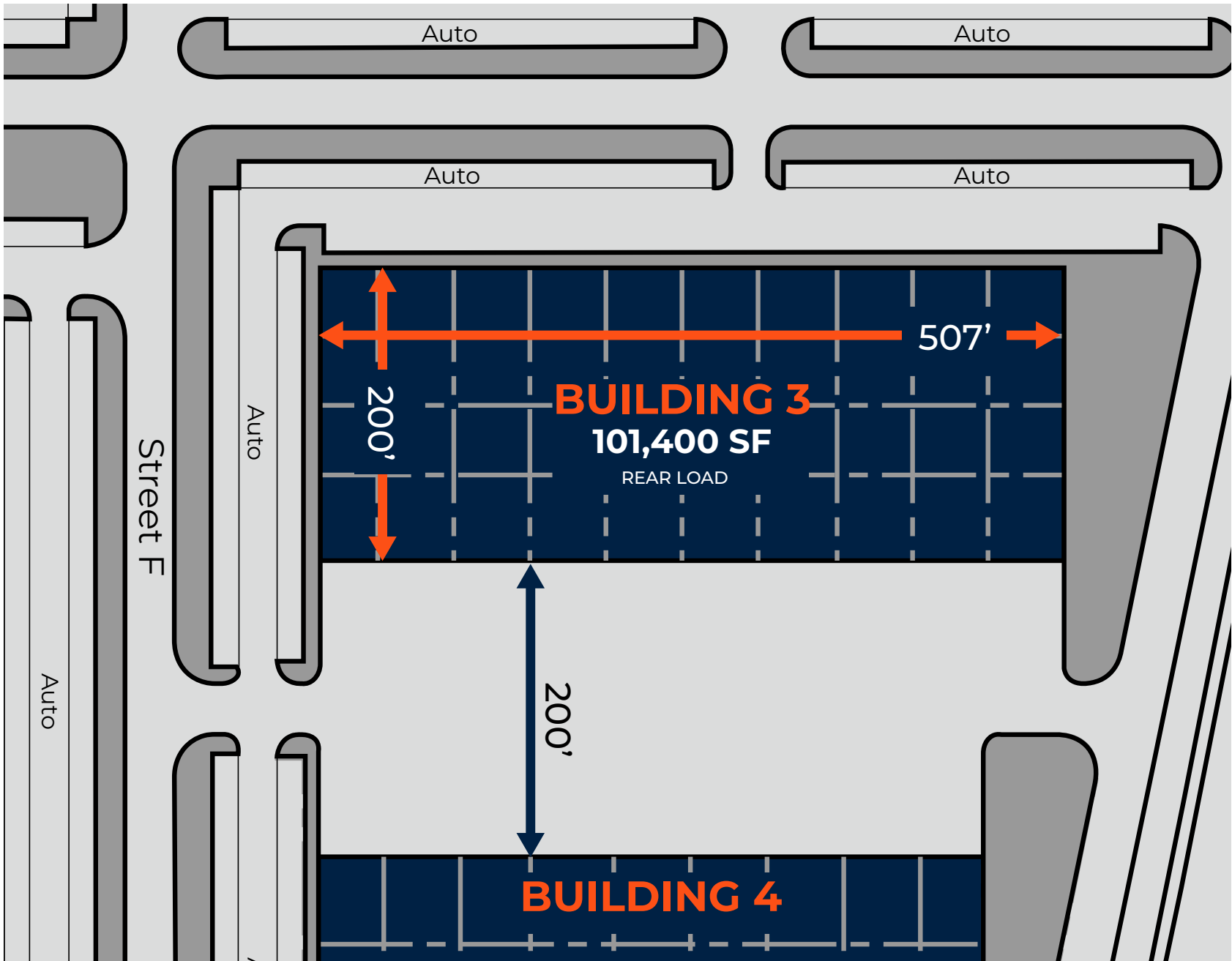


BUSINESSES

- | | |
|-----------------------------------|---------------------------|
| 1. Home Depot | 5. Amazon - DEN3 |
| 2. Costco Wholesale | 6. Target |
| 3. Floor & Decor | 7. Denver Premium Outlets |
| 4. Amazon Delivery Station - DDV3 | 8. Walmart |

DRIVE TIMES

- | | | | | | |
|------------------|----------|---------|------------------------------|----------|---------|
| FedEx Ground Hub | 13.7 mi. | 26 min. | Union Pacific Intermodal | 16.3 mi. | 26 min. |
| Denver, CO | 19.2 mi. | 27 min. | Denver International Airport | 24.9 mi. | 25 min. |

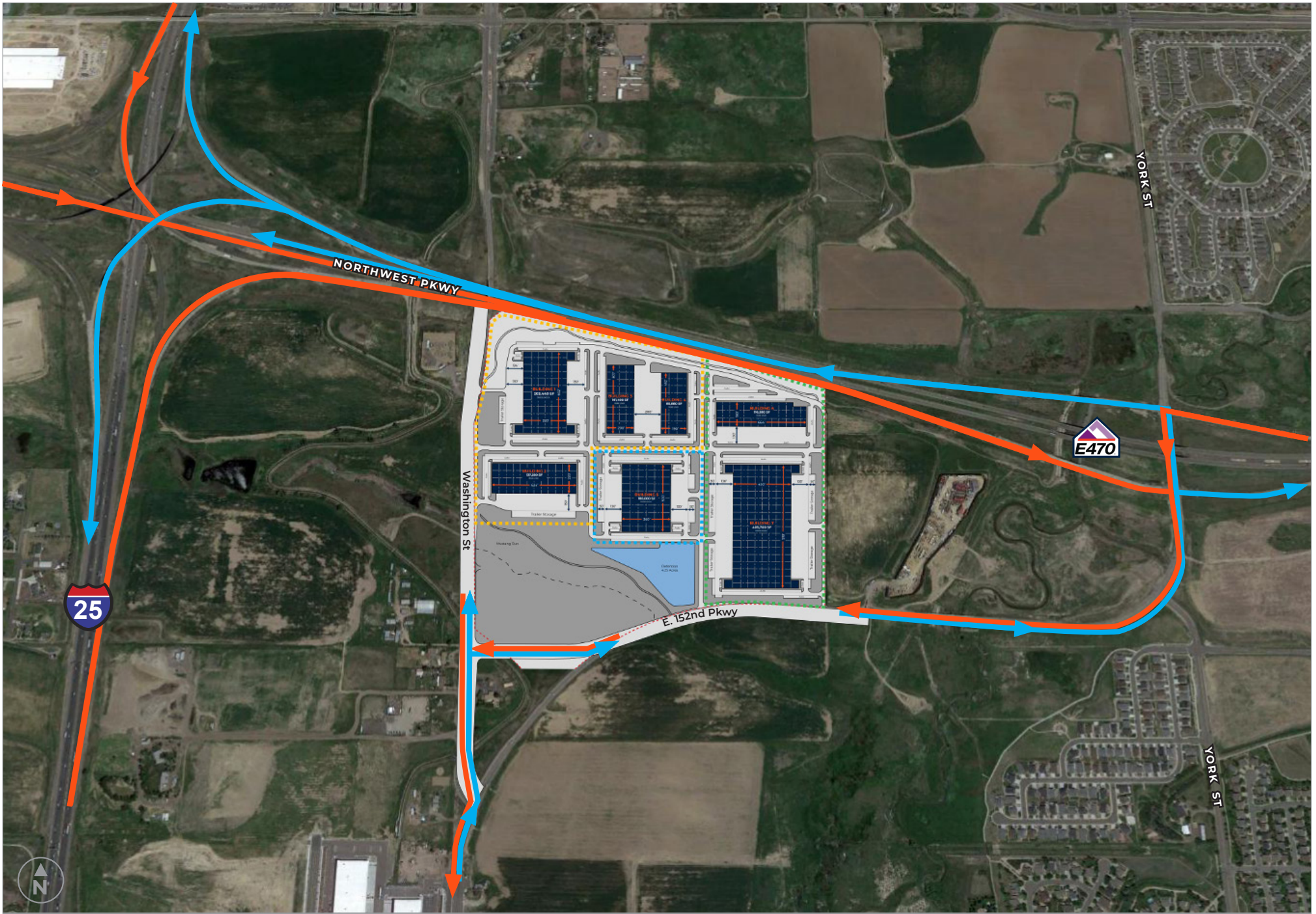


- PHASE 1**
 528,000 SF
- PHASE 2**
 180,000 SF
- PHASE 3**
 522,280 SF



MASTER PLAN
 THORNTON, COLORADO | 101,400 SF AVAILABLE ON 9 ACRES

SITE PLAN





CONTACT

DEVELOPMENT



AUSTIN REYNOLDS

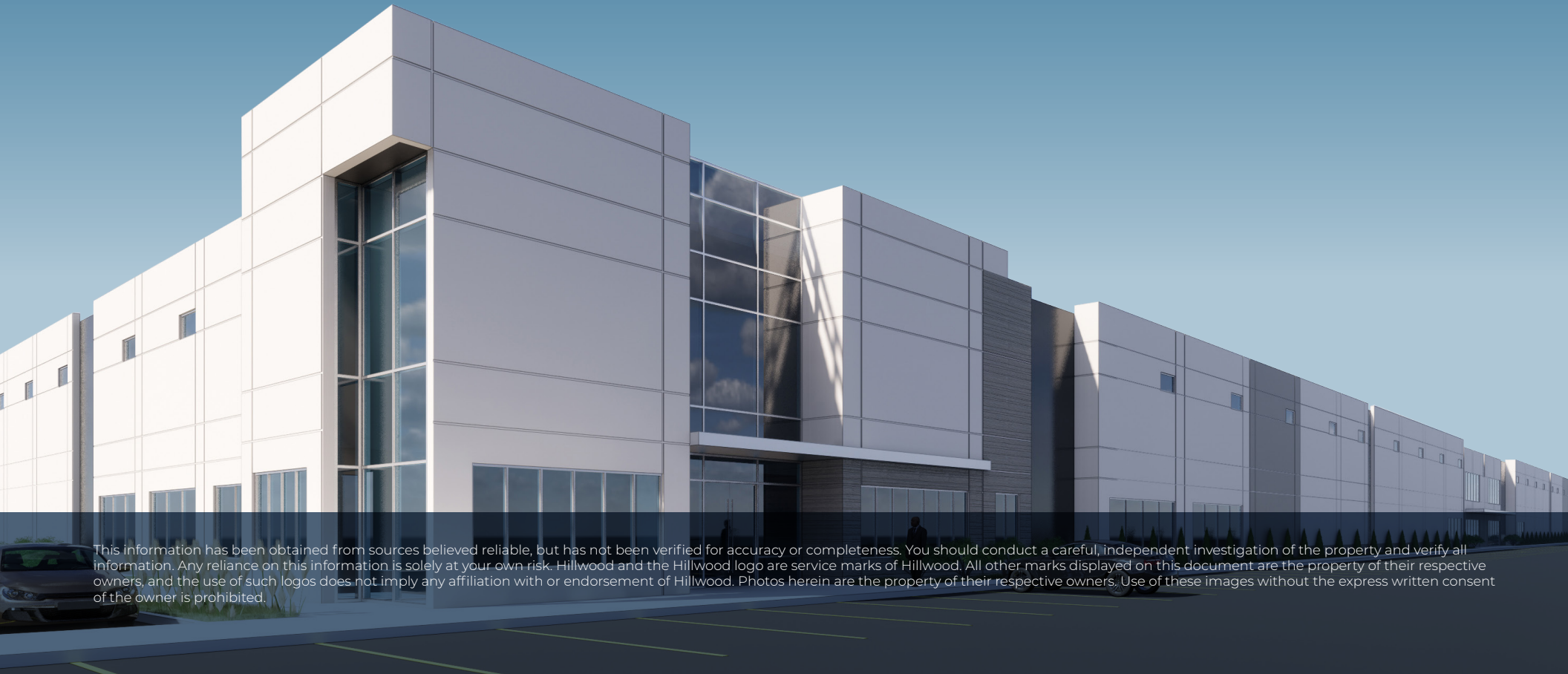
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LEASING



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