

PULSE

INDUSTRIAL CENTER



134,290 SF
CLASS A INDUSTRIAL

FOR LEASE OR SALE
DELIVERING DECEMBER 2026



LOCATED IN DENVER'S BOOMING NORTH SUBMARKET



I-25 FRONTAGE



UNMATCHED VISIBILITY



LOCATED IN FOREIGN TRADE ZONE



STRONG DEMOGRAPHICS & LABOR POOL



IMMEDIATE FREEWAY ACCESS VIA E 144TH AVE



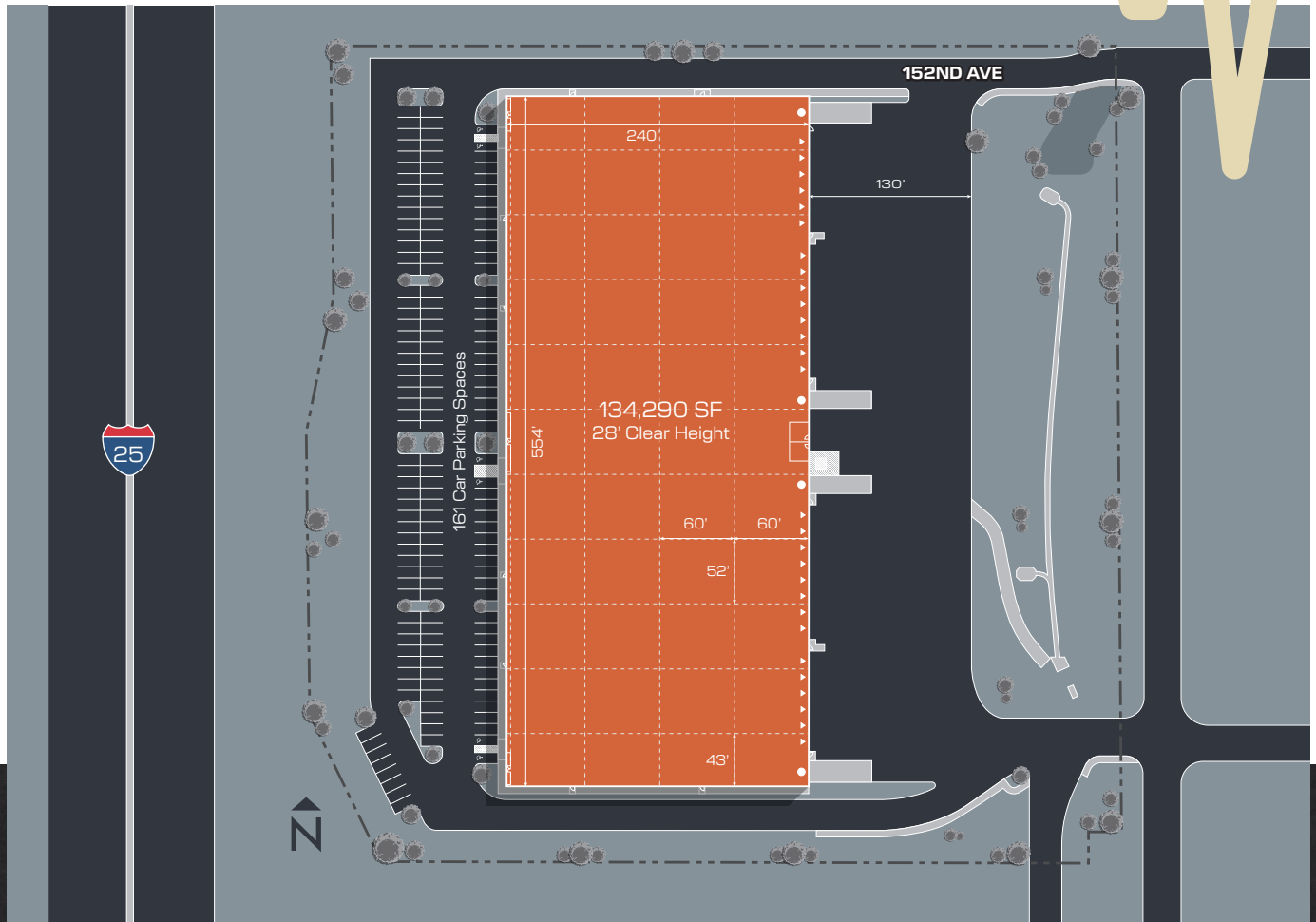
NUMEROUS SURROUNDING AMENITIES



15165 WASHINGTON ST, THORNTON, CO 80023



SITE PLAN



BUILDING SPECS

- ▲ DOCK DOOR
- DRIVE-IN DOOR

ADDRESS	15165 WASHINGTON ST, THORNTON, CO 80023	TRUCK COURT DEPTH	130'
BUILDING SIZE	134,290 SF	BUILDING DIMENSIONS	554' X 220'
LOT SIZE	9.6 AC	POWER	4,000A/480V/3P
DIVISIBLE	22,800 SF	PARKING	161 SPACES (1.2/1,000 SF)
SPEC OFFICE	± 3,500 SF	SPRINKLER SYSTEM	ESFR
DRIVE IN DOORS	4	COLUMN SPACING	60' x 52' TYP
DOCK HIGH DOORS	28	COUNTY	ADAMS
ZONING	BUSINESS PARK (BP)	LEASE RATE	TO QUOTE
CLEAR HEIGHT	28'	SALE PRICE	TO QUOTE

WHY? NORTH DENVER

North Denver and Northern Colorado are the fastest growing regions in the state

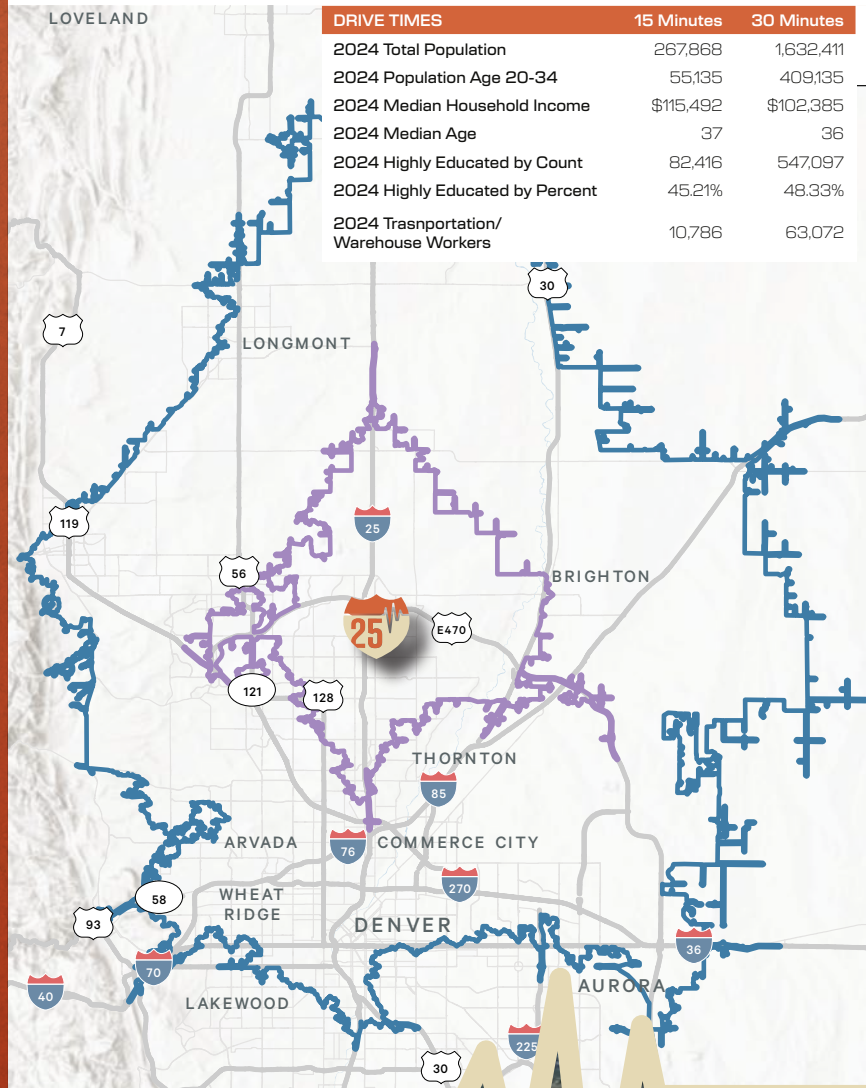
Northern Colorado is forecasting 45% population growth by 2040 with Adams county alone expected to grow to 722,807 people

I-25 is Colorado's busiest freight route & sees nearly 300,000 vehicles per day across the entire front range stretch

The city of Thornton offers a variety of economic development incentives such as tax credits, project assistance, and job creation

Located in proximity to a diverse and well-educated labor pool with high consumer expenditure

POPULATION MAP



STRONG CORPORATE NEIGHBORS...



**DIRECT ACCESS OFF OF I-25
VIA E 144TH AVE**

ACCESS AMENITIES DRIVE TIMES

Multiple points of access from E-470
& I-25 via 144th Ave, 152nd Ave

Strategically located to serve
the entire front range with
Downtown Denver, Boulder and
Denver International Airport all
within ±20 minutes from the site



DENVER PREMIUM OUTLETS
10+ restaurants | 70+ Retailers

Starbucks, Five Guys, Crumbl Cookies, Levi's, Nike Factory Store, Potbelly, Arby's, Firehouse Subs, Ziggie's Coffee, Cabela's

DOWNTOWN
DENVER

THE ORCHARD TOWN CENTER
20+ restaurants | 90+ Retailers

AMC, Lazy Dog, Starbucks, Lifetime, Postino, Häagen-Dazs, Jason's Moma Subs, AMC Drive-In, Target, Panera Bread, Macy's

PULSE 25
INDUSTRIAL CENTER

DRIVE TIMES	
I-70	16 MIN / 14 MILES
DENVER INTL. AIRPORT	21 MIN / 20 MILES
DOWNTOWN DENVER	18 MIN / 15 MILES
BOULDER	26 MIN / 23 MILES

amazon

TOPGOLF

FLOOR DECOR

COSTCO WHOLESALE

LIVING SPACES

Exclusively Listed by:

TODD WITTY, SIOR
Senior Vice President
+1 303 725 7189
todd.witty@cbre.com

DANIEL CLOSE, SIOR
Senior Vice President
+1 303 946 3285
daniel.close@cbre.com

