



Your key to ultimate
access, visibility and
a strong workforce

4 CLASS A INDUSTRIAL
BUILDINGS TOTALING
462,672 SF

*\$1.00/SF bonus commission on 5
years or longer deals over 40K SF.
Leases must be in negotiation by
end of 2024.*











WAREHOUSE, DISTRIBUTION
R&D, MANUFACTURING

Spinnaker Way, Broomfield, CO 80023



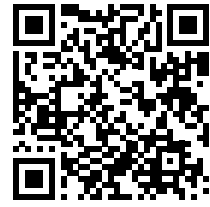
Premier Visibility That's EASILY ACCESSIBLE

Connect 25 offers tenants new, class A industrial product + premier I-25 visibility. Connect 25 is built to meet modern industrial demands and will accommodate a wide variety of tenants.

-  PREMIER I-25 ACCESS & VISIBILITY
-  NO SHARED TRUCK COURTS
-  ACCESS TO STRONG LABOR FORCE
-  ABILITY TO DEMISE UNDER 20K SF
-  130,000 VEHICLES DRIVE BY EVERY DAY
-  CONNECTIVITY TO DENVER METRO AND NORTHERN COLORADO
-  VARYING BUILDING SIZES & DEPTHS
-  LOWER BROOMFIELD SALES TAX AND BUSINESS FRIENDLY ENVIRONMENT
-  ABUNDANT AMENITIES
-  HEAVY POWER

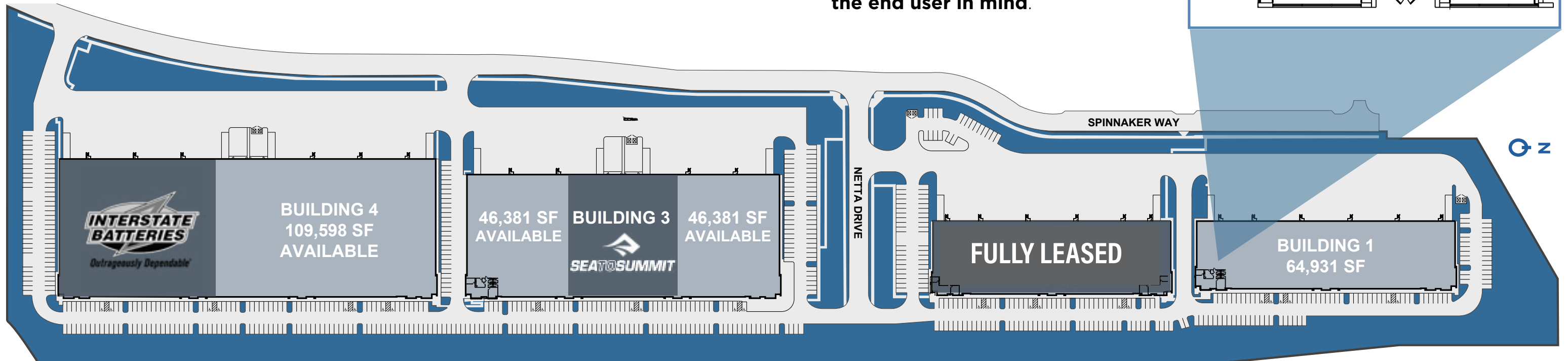
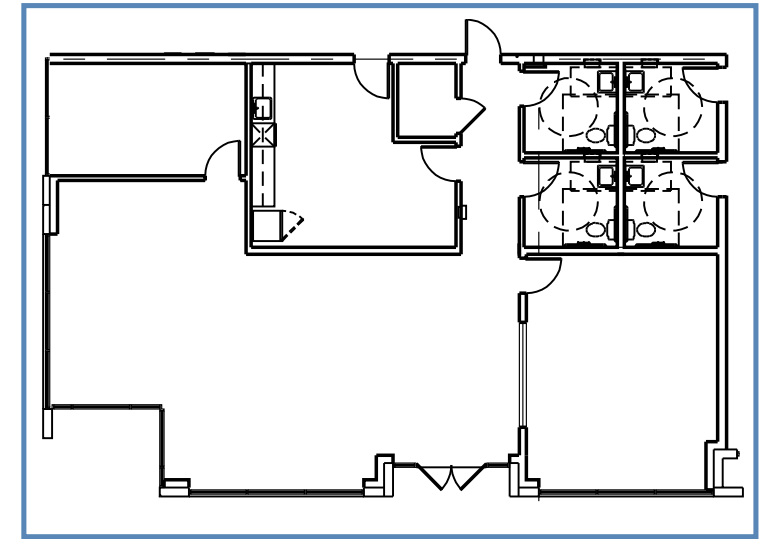


Superior Design, FUNCTIONALITY and Flexibility



Scan here to try
our interactive bay
calculator!

Connect 25 can accommodate a wide range of tenants with space available from 15,000 SF - 462,672 SF. Also, **each building has its own truck court**, allowing for easy loading and maneuverability. Each building is designed with **the end user in mind**.



BUILDING 4

Available	109,598 SF
Divisible To	± 55,000 SF
Parking Ratio	1.28/1,000
Power	4,000 amps
Clear Height	32'
Docks	38
Drive In	4 (12' x 14')
Building Depth	265'
Column Spacing	52' x 51' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2

BUILDING 3

Available	92,762 SF
Divisible To	± 46,000 SF
Parking Ratio	1.21/1,000
Power	4,000 amps
Clear Height	32'
Docks	22
Drive In	2 (12' x 14')
Building Depth	235'
Column Spacing	52' x 58' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

BUILDING 2

Available	Fully Leased
Divisible To	± 22,000 SF
Parking Ratio	2.38/1,000
Power	3,000 amps
Clear Height	32'
Docks	25
Drive In	2 (12' x 14')
Building Depth	140'
Column Spacing	52' x 40' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	N/A

BUILDING 1

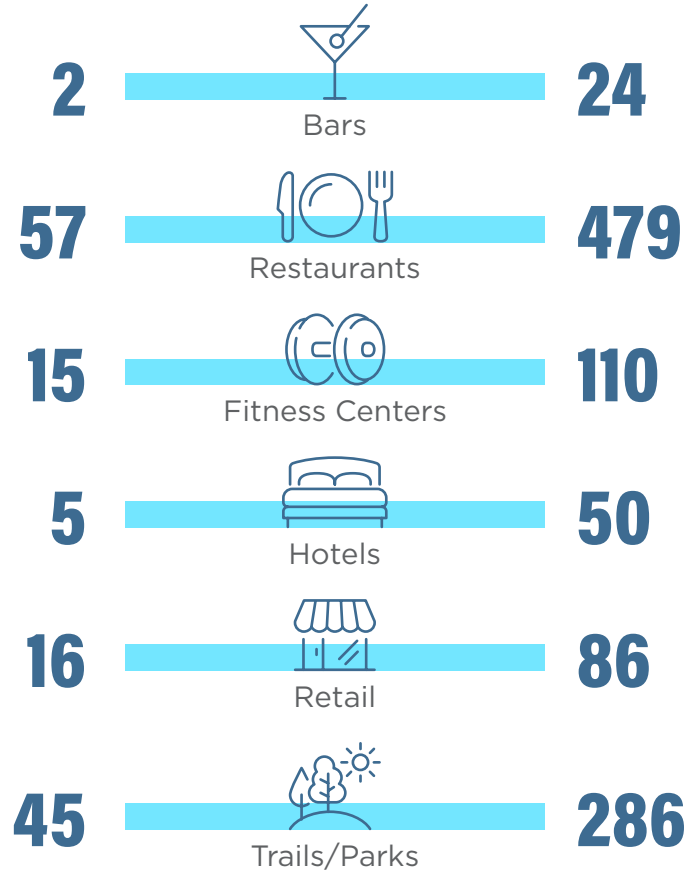
Available	64,931 SF
Divisible To	± 18,000 SF
Parking Ratio	1.51/1,000
Power	3,000 amps
Clear Height	32'
Docks	27
Drive In	2 (12' x 14')
Building Depth	130'
Column Spacing	52' x 35' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

Prime Proximity to Strong

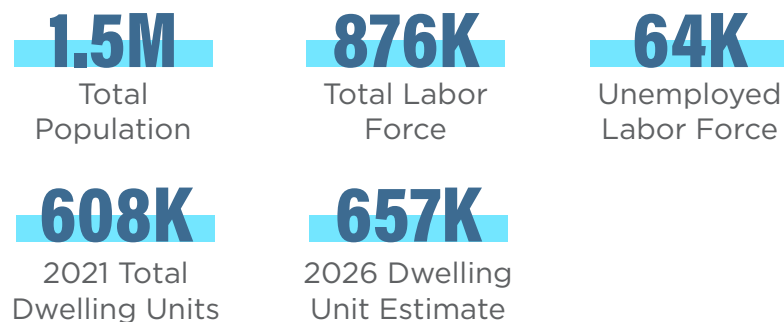
WORKFORCE & MAJOR HIGHWAYS

WITHIN 5 MILES

WITHIN 10 MILES



WITHIN 30 MILES



15 min
I-70 & I-25 Interchange

15 min
Louisville

21 min
I-70 & I-225 Interchange

21 min
Longmont

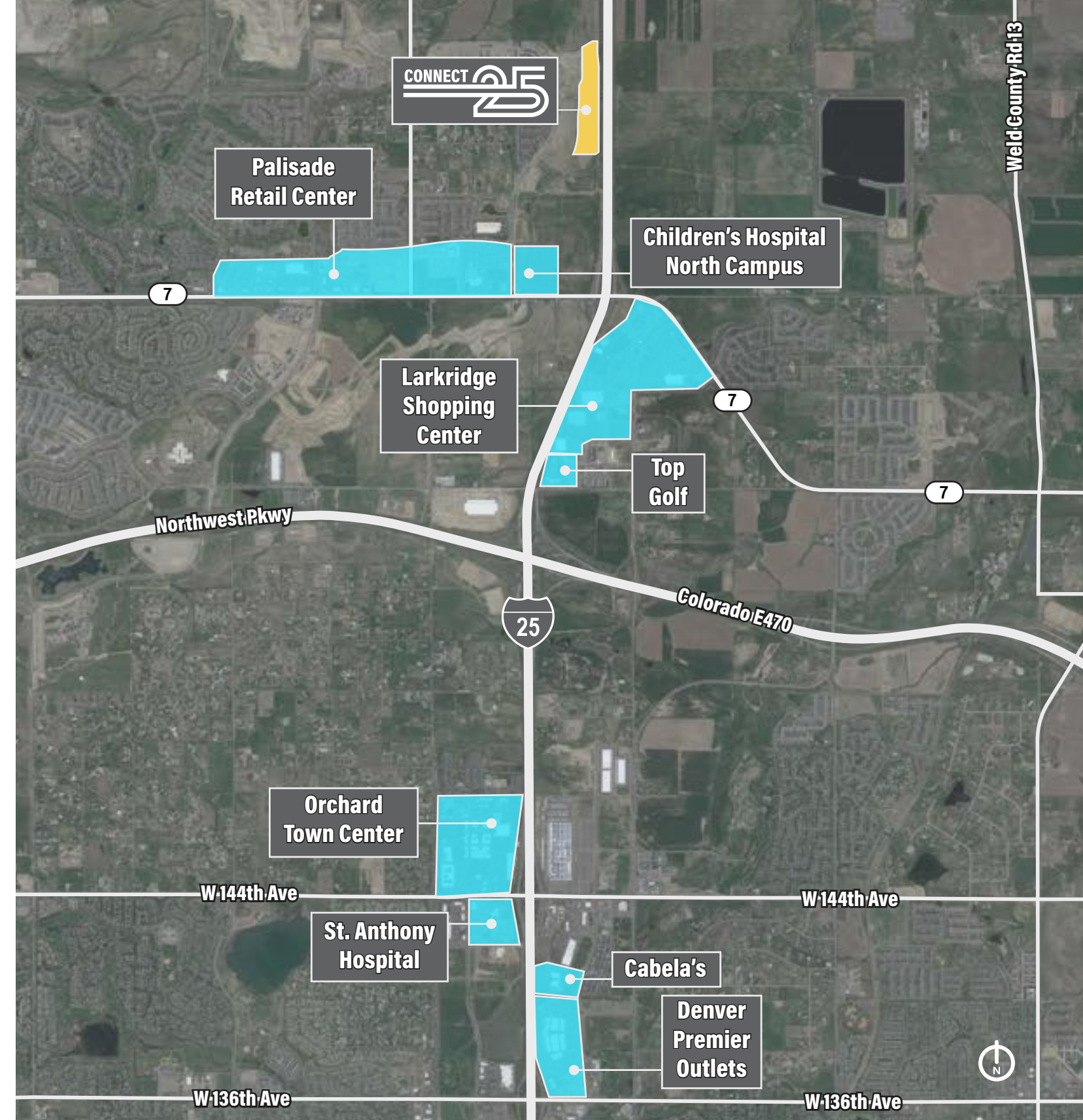
22 min
Downtown Denver

23 min
Boulder

25 min
Denver Int. Airport

31 min
Loveland

45 min
Fort Collins



50,000 dwelling units to be added within **30 min. drive** of Connect 25 over the next **5 years**, bringing an estimated additional **72,000 people** to the labor force and an additional **17,000 blue collar workers**

CONNECT 25

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