



NORTH
WASHINGTON
COMMERCE
CENTER

FOR LEASE

NORTH WASHINGTON COMMERCE CENTER

1101 E. 126TH AND 12625 LAFAYETTE STREET THORNTON, COLORADO 80241

CONSTRUCTION NOW COMPLETE!



±20,000 - ±87,955 SQUARE FEET AVAILABLE

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 CUSHMAN &
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Project Highlights

North Washington Commerce Center is North I-25 and North Metro Denver's newest and most exciting Class A industrial park. This multi-tenant park provides a variety of sizes, clear heights and loading options to optimize a company's operating efficiency. The project benefits from its proximity to I-25 with multiple access points, walking distance to light rail at Eastlake Station, and excellent retail amenities in the immediate area to serve employees.

The property is also located within an enterprise zone where tenants may qualify for investment, job training, R&D investment, and new employee tax incentives from the state.

Available Size: **±20,000 - ±87,995 SF**

Site Size: 28.1 Acres

Sprinklers: ESFR

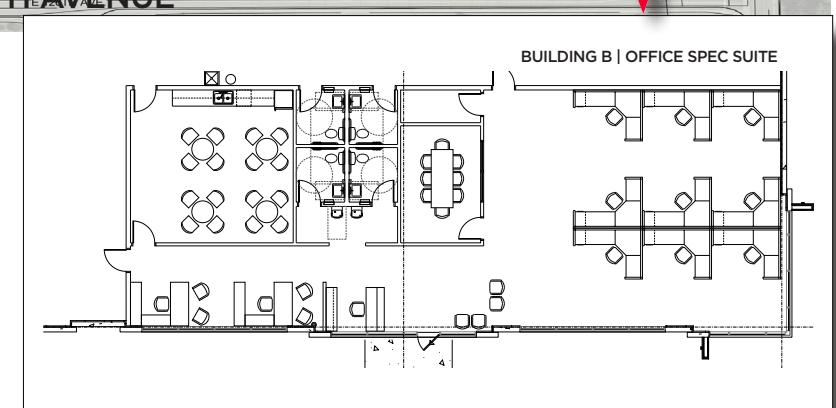
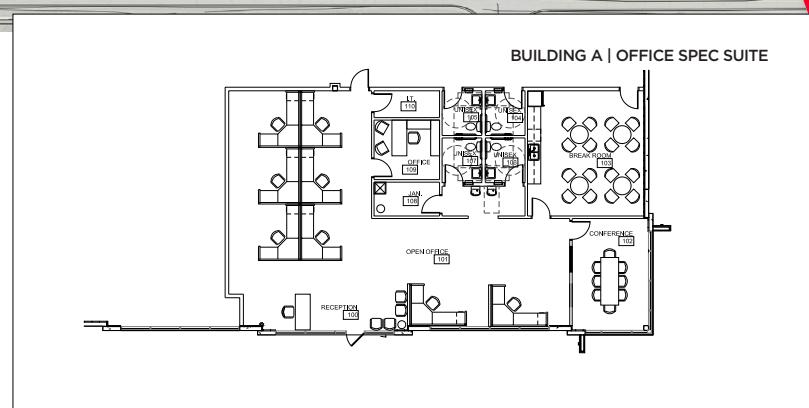
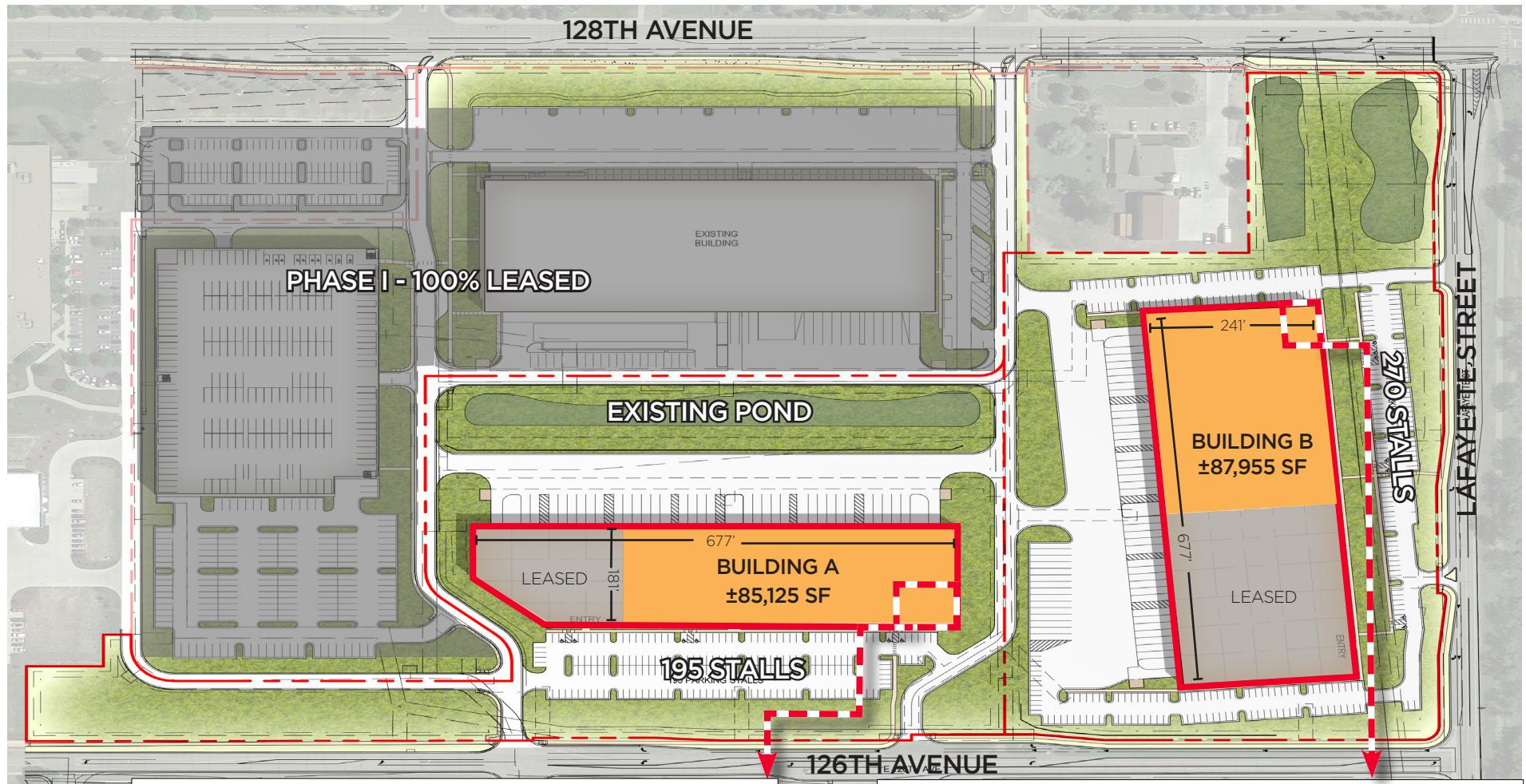
Power:
3-Phase
480 volt
2,000 amps

Site Area	13.62 Acres
Building Size	±118,422 SF
Available	±20,000 - ±85,125 SF
Office Spec Suite	±2,900 SF
Building Depth	677' x 181'
Clear Height	30'
Parking	195 Stalls
Loading	26 Dock-high doors (9' x10') 4 Drive-in doors (12' x 14')

Site Area	14.49 Acres
Building Size	±163,686 SF
Available	±37,000 - ±87,955 SF
Office Spec Suite	±3,083 SF
Building Depth	677' x 241'
Clear Height	30'
Parking	270 Stalls
Loading	35 Dock-high doors (9' x10') 4 Drive-in doors (12' x 14')



Site Plan



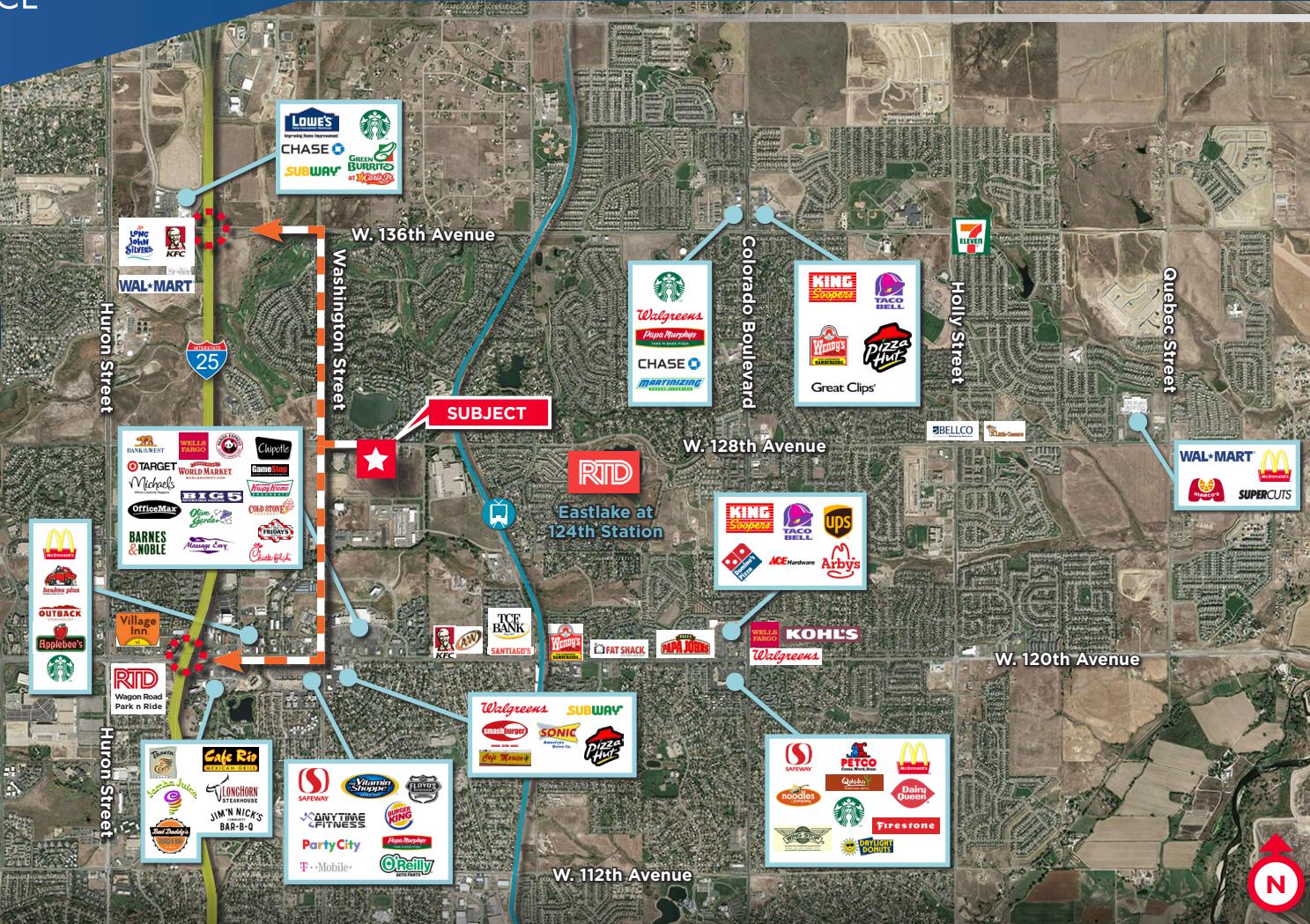
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Drive Times	
To I-25	3 Minutes
To I-25 & I-70	12 Minutes
Downtown Denver (Coors Field)	15 Minutes
Fort Collins	40 Minutes
Boulder	26 Minutes
Denver International Airport (DEN)	27 Minutes
RTD Eastlake Station	.5 Mile Walk



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