



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

Joe Krahn
Director
+1 303 312 4231
joe.krahn@cushwake.com

Matt Trone, SIOR
Executive Director
+1 303 619 9487
matthew.trone@cushwake.com

1401 Lawrence Street, Suite 1100 | Denver, Colorado 80202 | T +1 303 292 3700 | F +1 303 534 8270 | cushmanwakefield.com



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

Building A

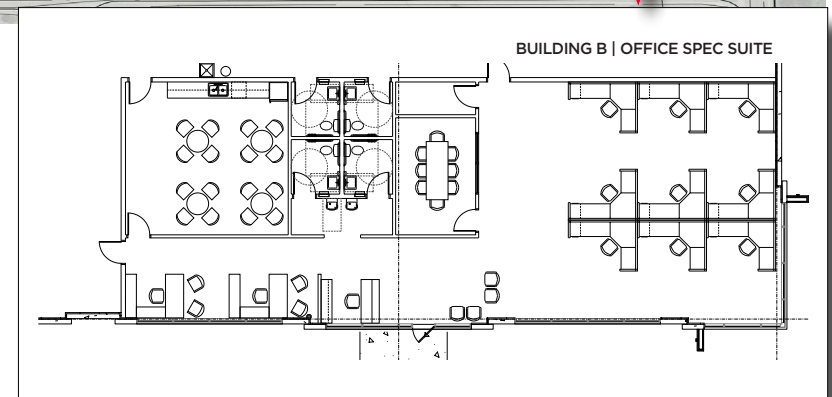
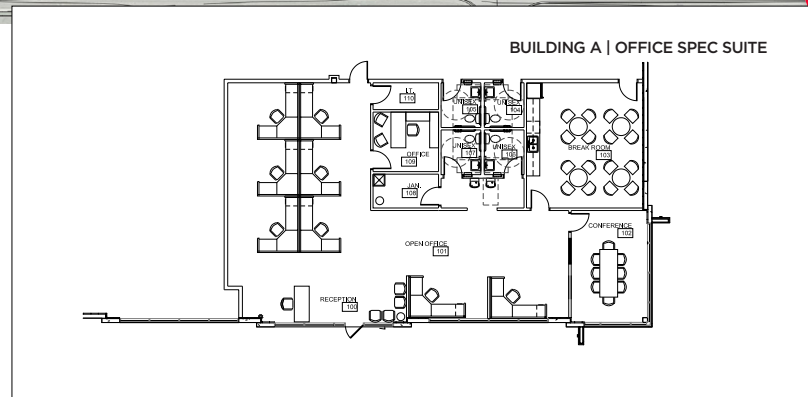
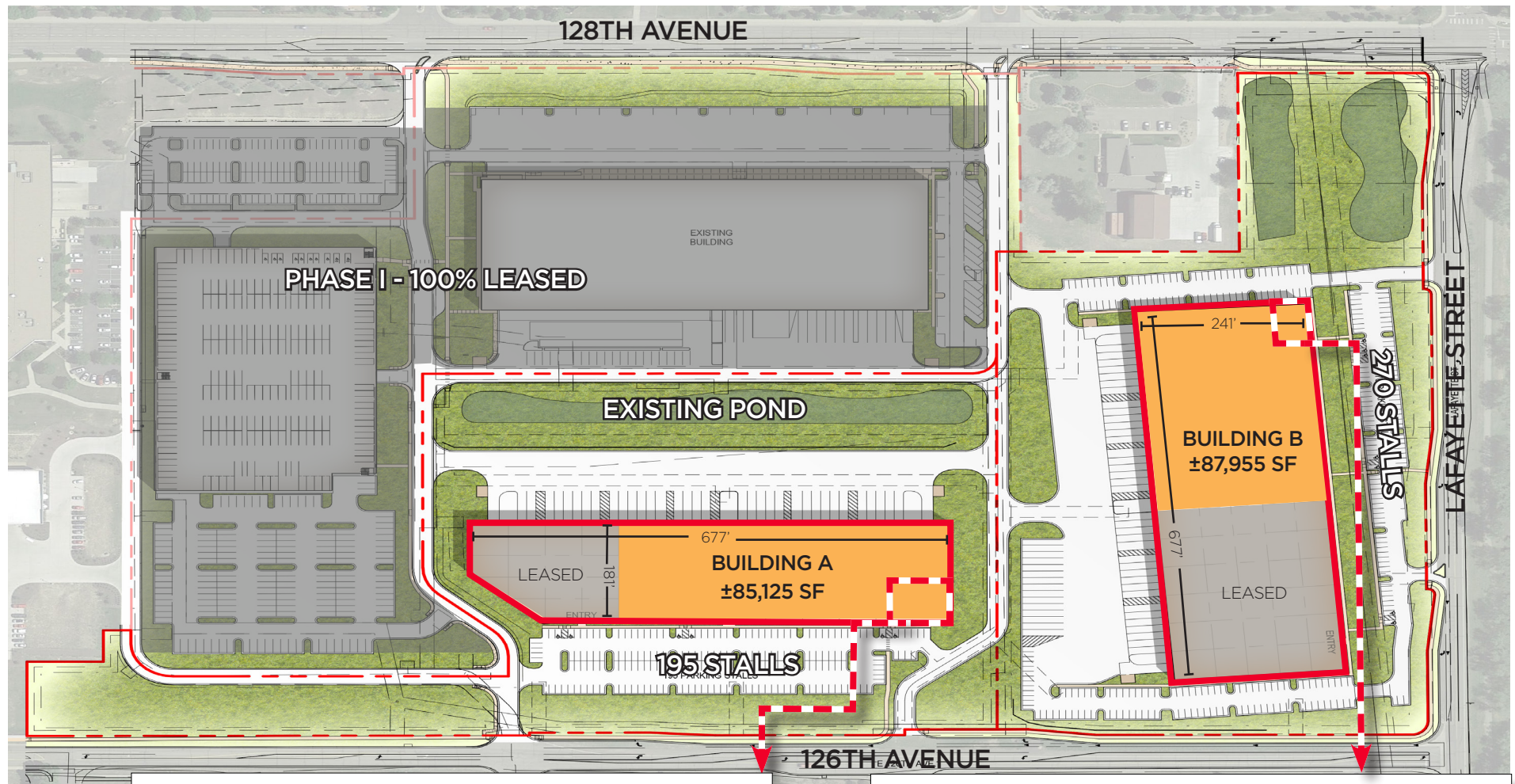
Site Area	13.62 Acres
Building Size	±118,422 SF
Available	±20,000 - ±85,125 SF
Office Spec Suite	±2,900 SF
Building Depth	677' x 181'
Clear Height	30'
Parking	195 Stalls
Loading	26 Dock-high doors (9' x 10') 4 Drive-in doors (12' x 14')

Building B

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' x 10') 4 Drive-in doors (12' x 14')



Site Plan





NORTH WASHINGTON COMMERCE CENTER

FOR LEASE NORTH WASHINGTON COMMERCE CENTER

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

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	2 Minutes .5 Mile Walk



Joe Krahn
Director
+1 303 312 4231
joe.krahn@cushwake.com
1401 Lawrence Street, Suite 1100 | Denver, Colorado 80202 | T +1 303 292 3700 | F +1 303 534 8270 | cushmanwakefield.com

Matt Trone, SIOR
Executive Director
+1 303 619 9487
matthew.trone@cushwake.com



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.