



NEW CLASS A INDUSTRIAL FOR SALE OR LEASE

±18,000- 193,771 SF AVAILABLE

251, 451, & 651 E. 126th Ave, Thornton, CO 80241

STREAM

B BRENNAN
INVESTMENT GROUP





PROJECT HIGHLIGHTS

- ❖ For Sale or Lease
- ❖ Low Mill Levy - 104.5 mills
- ❖ Spec Suite Ready for Occupancy
- ❖ Divisible to ±18,000 SF
- ❖ Highway Visibility Signage Along I-25
- ❖ Building Depths 160' - 200' Deep

LOCATION



Excellent
ingress/egress
off of I-25



Access to
diverse & growing
labor pool



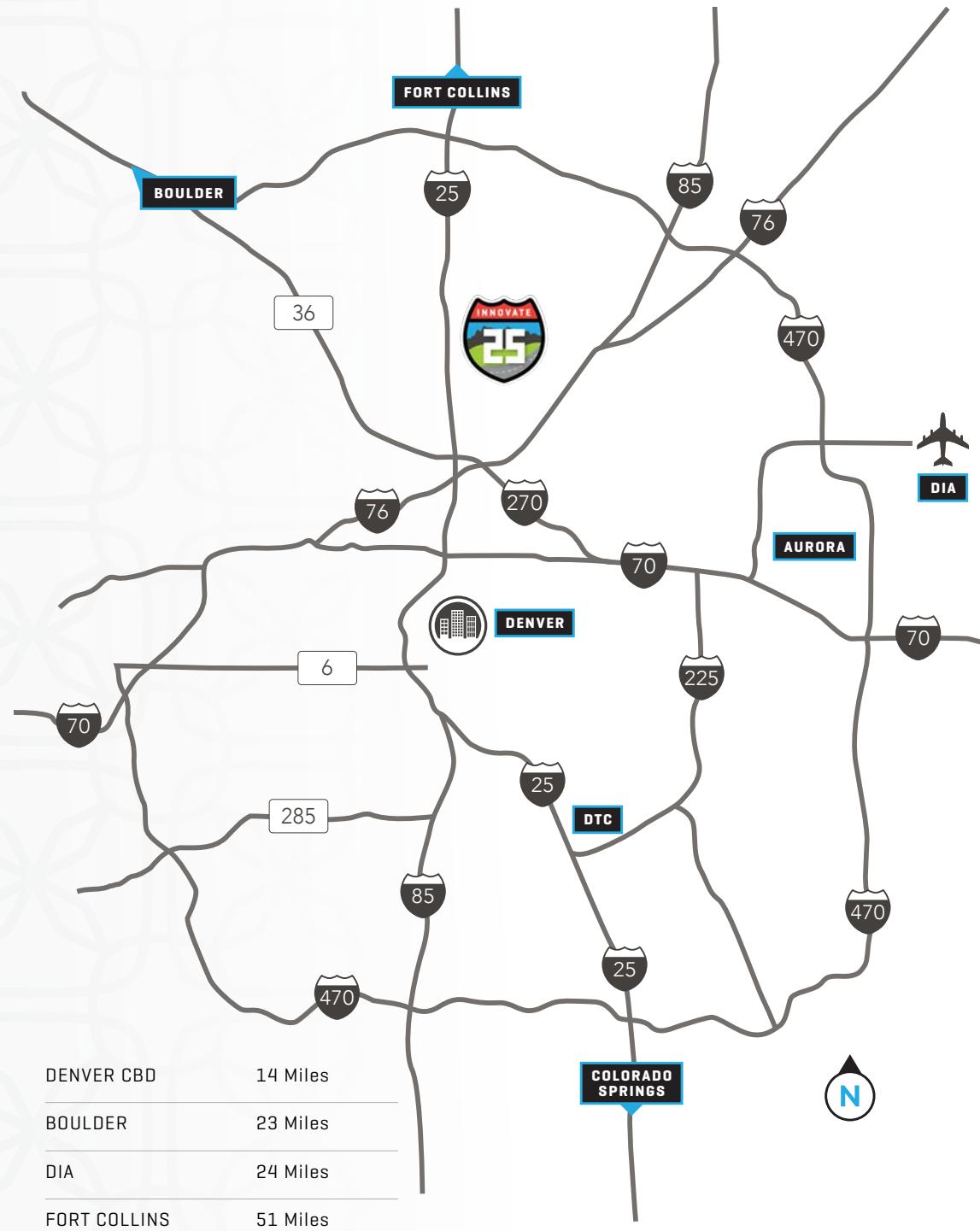
Numerous
amenities in
immediate area



Business Park
Zoning

ACCESS & AMENITIES

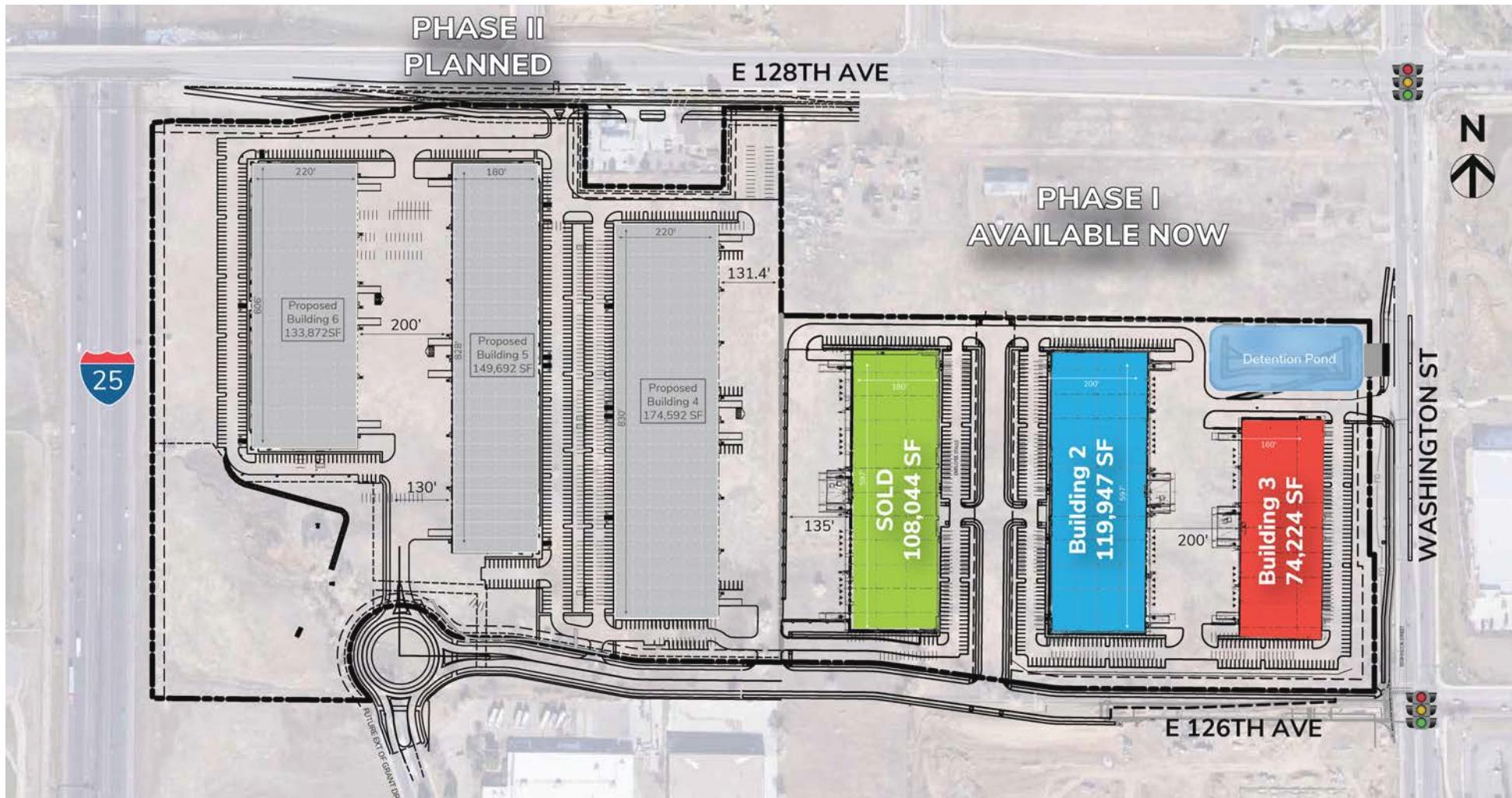
- ◆ Direct access to I-25 via E. 120th Ave & E. 136th Ave
- ◆ Interstate visibility
- ◆ Multiple points of ingress/egress
- ◆ Surrounded by many retail and hospitality amenities along E. 120th Ave and E. 136th Ave







SITE PLAN & AVAILABILITY



	BUILDING SIZE	AVAILABLE SPACE	DIVISIBILITY	BUILDING DEPTH	COLUMN SPACING	LOADING	PARKING COUNT	TRUCK COURT DEPTH	POWER	CLEAR HEIGHT
BUILDING 1	108,044 SF	SOLD	±25,000 SF	180'	52'x50'	20 Dock-High & 4 Drive-In *ability to add up to 10 additional	147 Stalls	135'	2000A	28'
BUILDING 2	119,947 SF	119,947 SF	±28,000 SF	200'	52'x Varies	22 Dock-High & 4 Drive-In *ability to add up to 8 additional	201 Stalls	200' [shared]	2000A	28'
BUILDING 3	74,224 SF	74,224 SF	±18,000 SF	160'	52'x60'	12 Dock-High & 4 Drive-In *ability to add up to 7 additional	144 Stalls	200' [shared]	1600A	28'

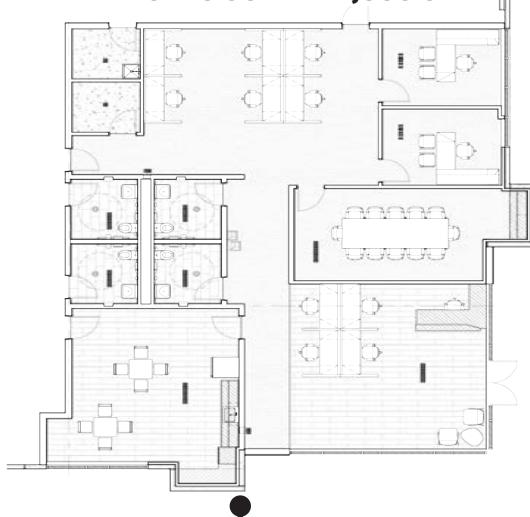
SPEC SUITE: ±2,901 SF



SPEC SUITE: ±2,914 SF



SPEC SUITE: ±2,909 SF



**SOLD
108,044 SF**

SPEC
OFFICE
PERMITTED

180'

597'

135'

**Building 2
119,947 SF**

SPEC
OFFICE
±2,914 SF

200'

597'

200'

**Building 3
74,224 SF**

SPEC
OFFICE
PERMITTED

160'

SPEC
OFFICE
PERMITTED

460'

Detention Pond

● Drive-In Doors
▲ Dock-High Doors

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