



NEW CLASS A INDUSTRIAL FOR SALE OR LEASE

±18,000- 193,771 SF AVAILABLE

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

STREAM

 **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



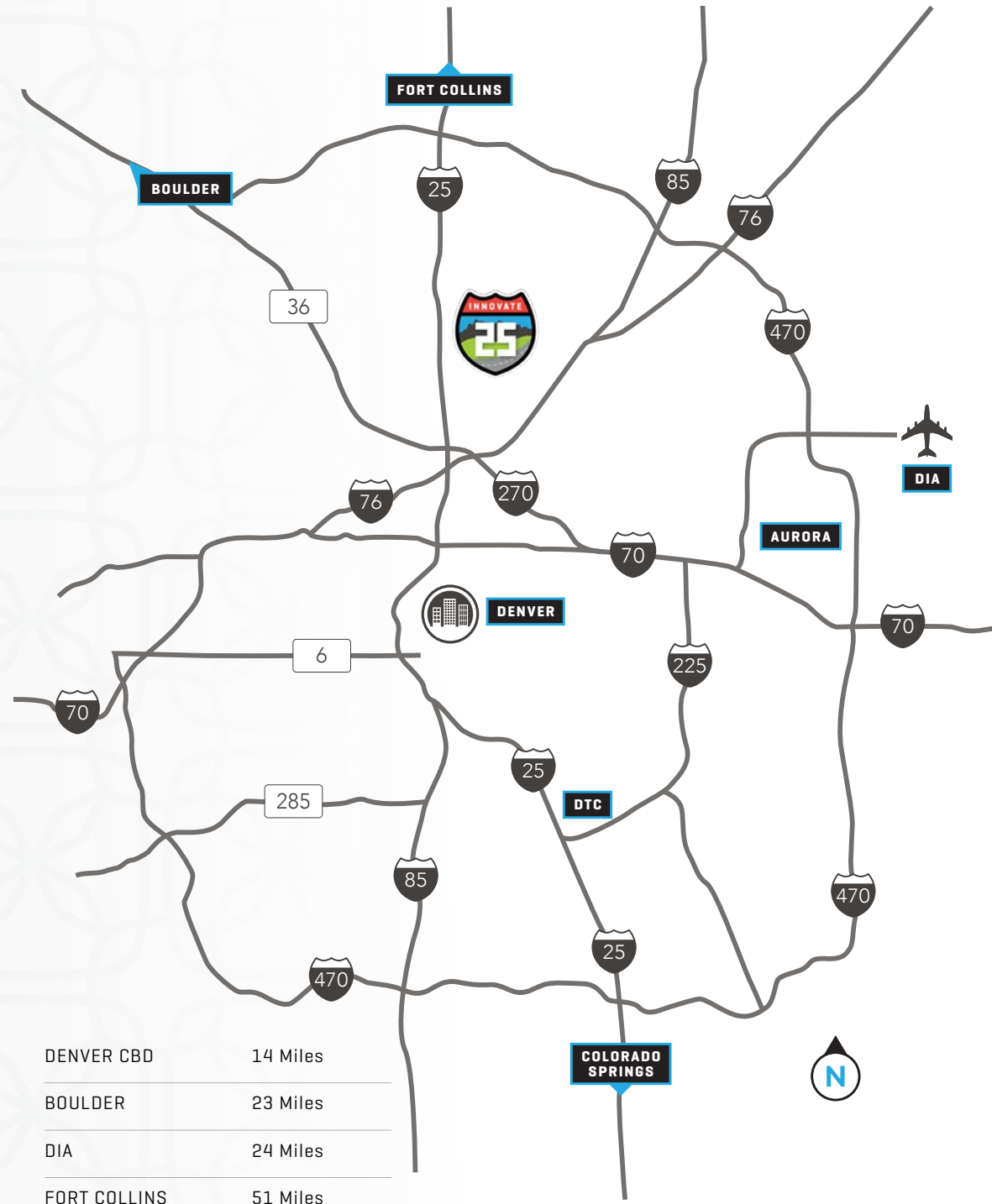
Numerous
amenities in
immediate area



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



AMENITIES @ 136TH & I-25

DUNKIN' **taco john's**

Crave's **Carl's Jr.**

IN-N-OUT BURGER **Walmart**

LOWE'S **STAYBRIDGE SUITES**

DENVER PREMIUM OUTLETS
A SHOPPING CENTER

E 136TH AVE

DIAMOND INTERCHANGE
5 min away



E 128TH AVE



DIAMOND INTERCHANGE
3 min away

E 120TH AVE

GRANT ST

WASHINGTON ST

CANDLEWOOD SUITES **Hilton Garden Inn**

COURTYARD
BY MARRIOTT

AMENITIES @ 120TH & I-25

Target **CHIPOTLE MEXICAN GRILL** **Olive Garden**

SPROUTS FARMERS MARKET **Applebee's**

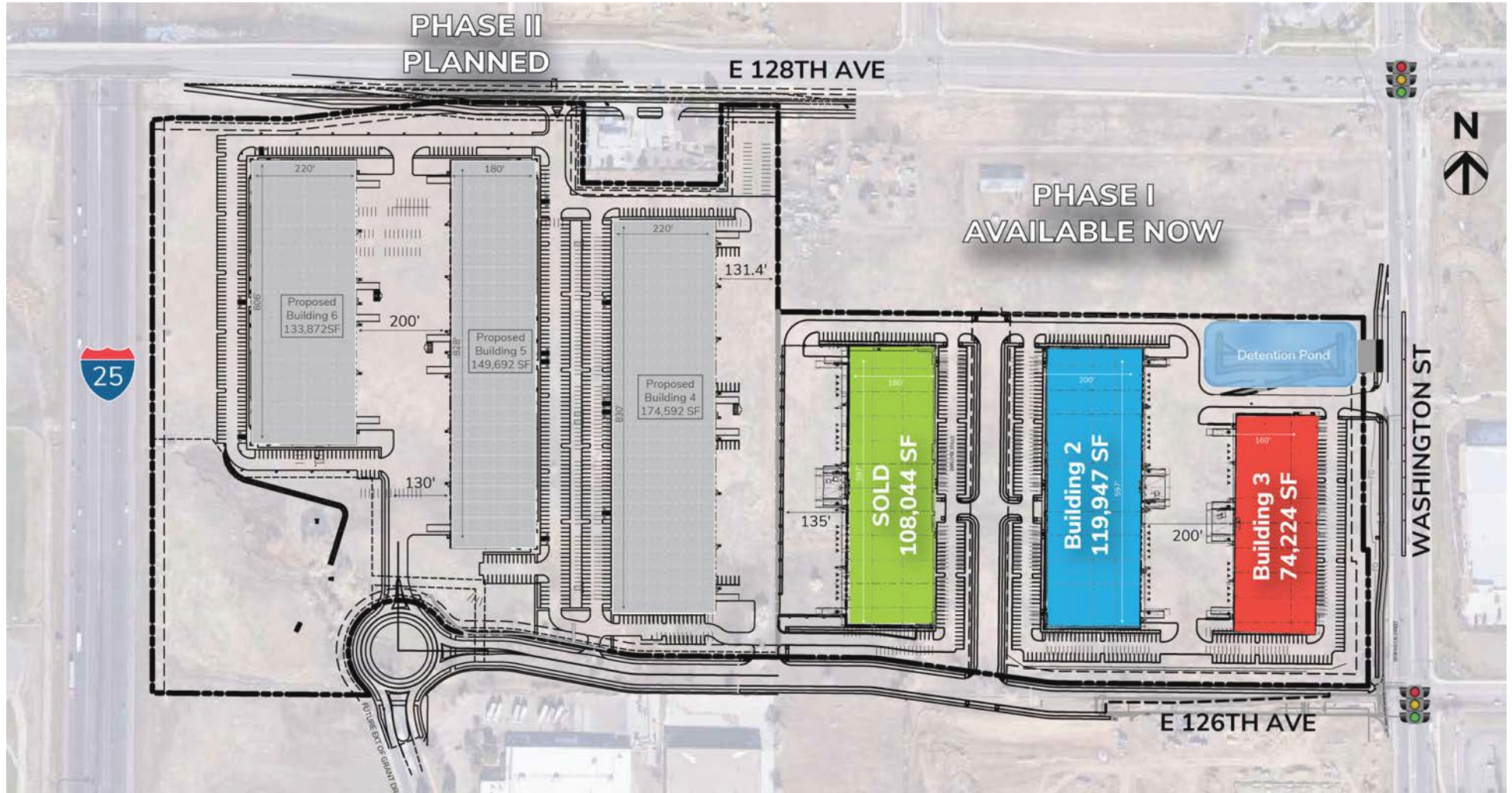
BURGER KING **Starbucks** **chili's**

JIM NICK'S BAR-B-Q **WOW BAO** **Wendy's** **Chick-fil-A**

DOUBLETREE by Hilton **FAIRFIELD INN** **DELTA HOTELS**



SITE PLAN & AVAILABILITY

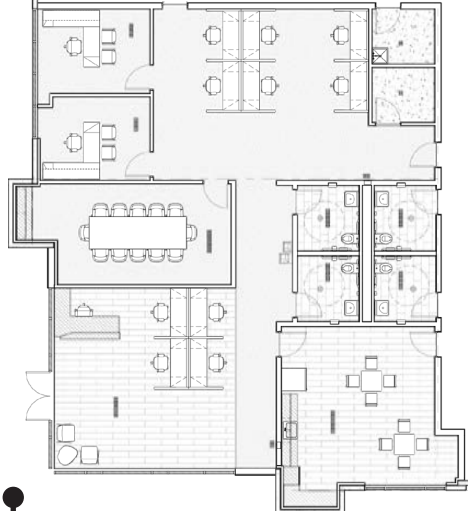


	BUILDING SIZE	AVAILABLE SPACE	DIVISIBILITY	BUILDING DEPTH	COLUMN SPACING	LOADING	PARKING COUNT	TRUCK COURT DEPTH	POWER	CLEAR HEIGHT
BUILDING 1	108,044 SF	SOLD	±25,000 SF	180'	52'x50'	20 Dock-High & 4 Drive-In *ability to add up to 10 additional	147 Stalls	135'	2000A	28'
BUILDING 2	119,947 SF	119,947 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'

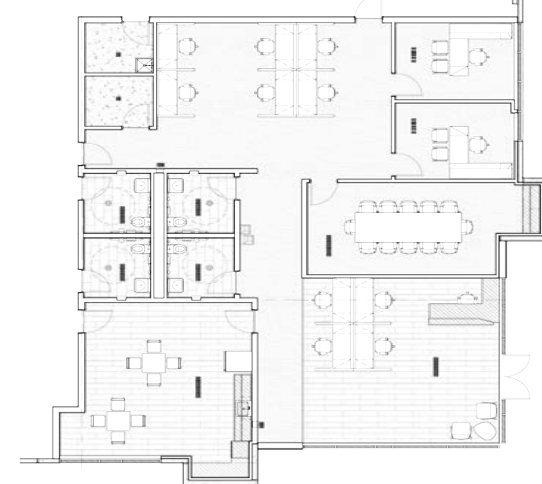
SPEC SUITE: ±2,901 SF



SPEC SUITE: ±2,914 SF



SPEC SUITE: ±2,909 SF



Detention Pond

SOLD
108,044 SF

SPEC OFFICE PERMITTED

SPEC OFFICE PERMITTED

Building 2
119,947 SF

SPEC OFFICE PERMITTED

SPEC OFFICE ±2,914 SF

Building 3
74,224 SF

SPEC OFFICE PERMITTED

SPEC OFFICE PERMITTED

● Drive-In Doors
▲ Dock-High Doors



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