

MOVE-IN READY WITH SPEC OFFICE AND WAREHOUSE IMPROVEMENTS!

104th COMMERCE PARK

BUILDINGS 1 & 3

**STRATEGICALLY LOCATED
CLASS A INDUSTRIAL**

**75,000 - 298,313
SF AVAILABLE**

DOWNTOWN DENVER

76

SPEC OFFICE COMPLETE

**WAREHOUSE IMPROVEMENTS COMPLETE
READY FOR IMMEDIATE OCCUPANCY**

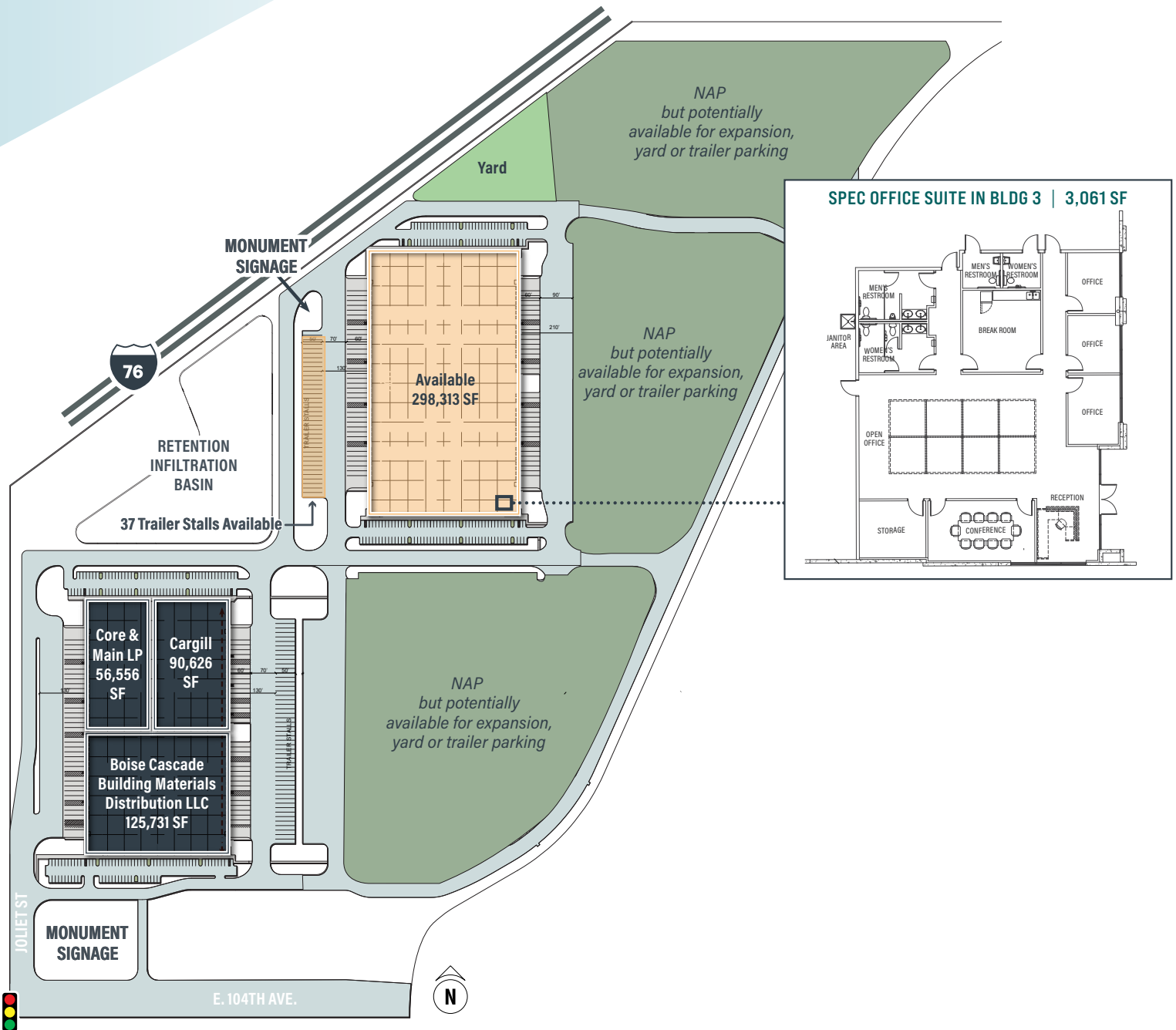
NEW OWNERSHIP READY TO MAKE DEALS

YARD & TRAILER PARKING AVAILABLE

CBRE

**BERKELEY
PARTNERS**

SITE PLAN

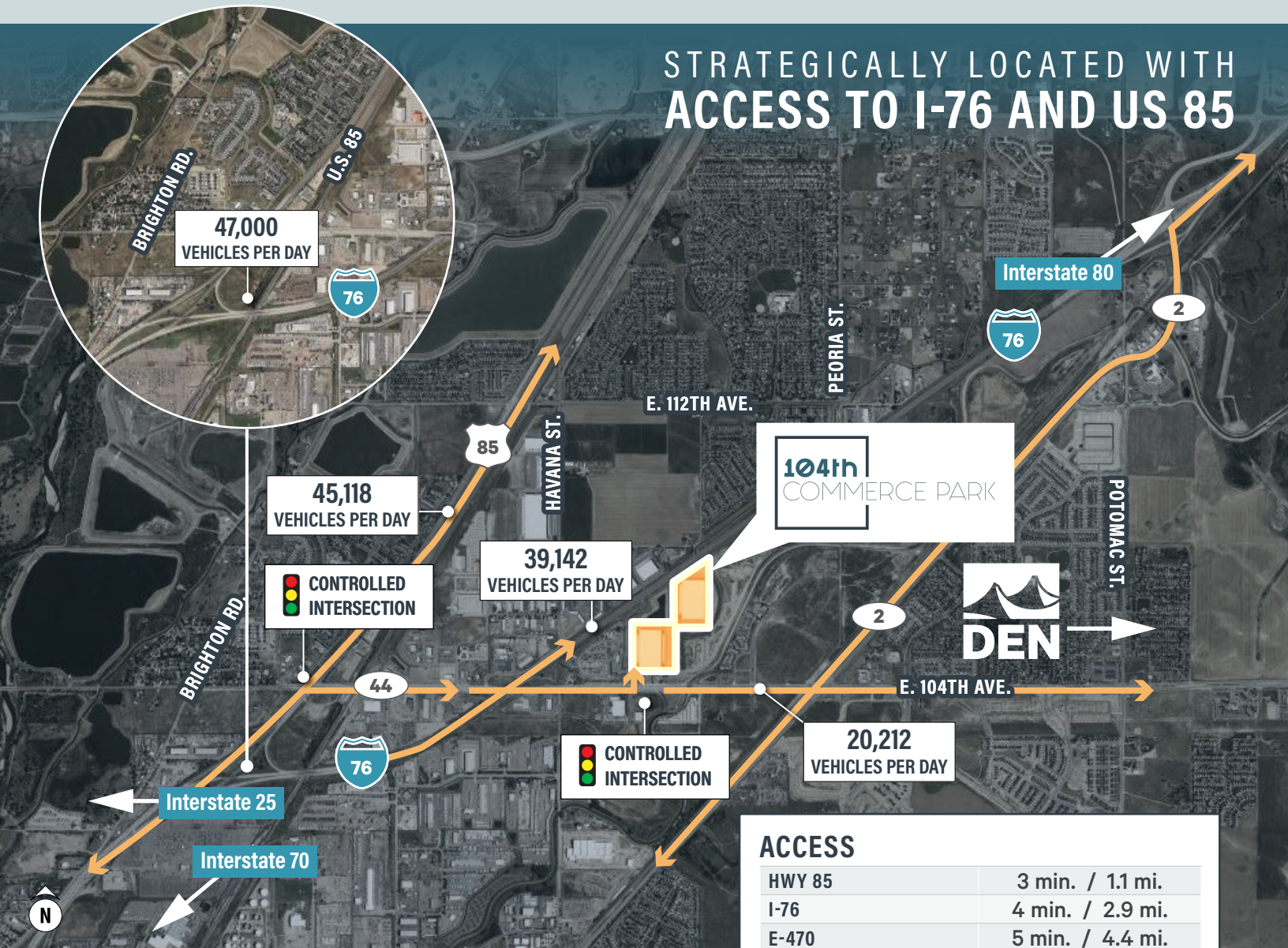


BUILDING FEATURES

BUILDING 3	
ADDRESS	11351 E. 104th Ave. Commerce City, CO
SQUARE FOOTAGE	298,313
SF AVAILABLE	298,313 (Divisible to 75,000 SF)
LOT SIZE	17.6 AC
BUILDING DIMENSIONS	710' x 420'
COLUMN SPACING	50' x 52'
LOADING	68 DH, 4 DI
DRIVE-IN KNOCKOUTS	8
CLEAR HEIGHT	36'
AUTO PARKING	0.55/1,000
TRAILER PARKING	37 Available
POWER	4000A Capacity, 480/277V

CONNECTING COLORADO'S FRONT RANGE

STRATEGICALLY LOCATED WITH
ACCESS TO I-76 AND US 85



ACCESS

HWY 85	3 min. / 1.1 mi.
I-76	4 min. / 2.9 mi.
E-470	5 min. / 4.4 mi.
CENTRAL SUBMARKET	6.5 min. / 6 mi.
I-25	10 min. / 6.8 mi.
I-70	14 min. / 9.9 mi.
DENVER INTL. AIRPORT	15 min. / 12 mi.
DOWNTOWN DENVER	20 min. / 13 mi.

PROPERTY FEATURES



TENANT HIGHWAY SIGNAGE



NEARBY AMENITIES



DOCK HIGH & DRIVE-IN



LEASE RATE: NEGOTIABLE

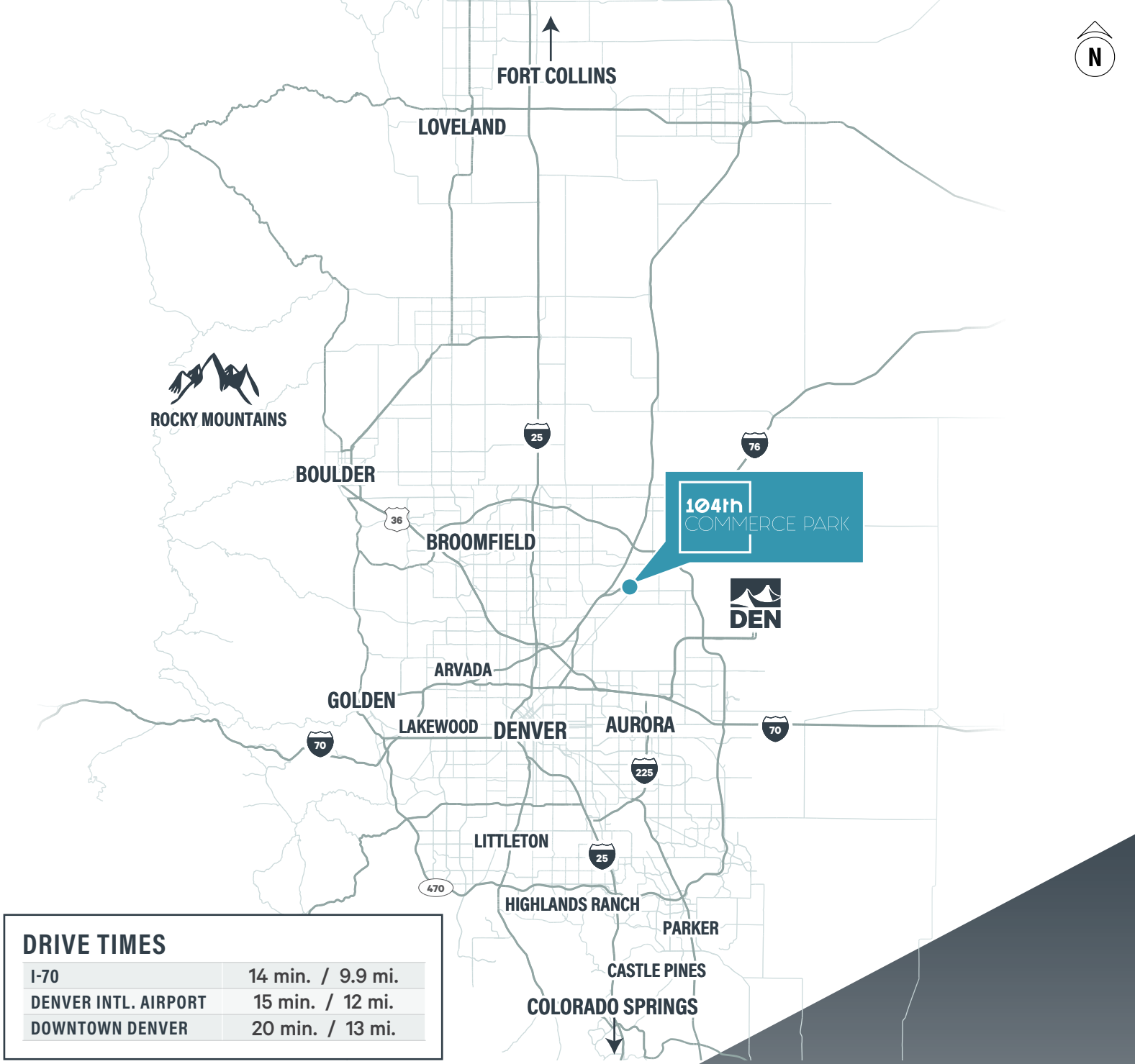


ESFR SPRINKLERS



ENERGY EFFICIENT





CBRE



CONTACT US

TYLER CARNER

Executive Vice President
+1 303 264 1903
tyler.carner@cbre.com

JEREMY BALLENGER

Executive Vice President
+1 303 264 1902
jeremy.ballenger@cbre.com

KEIFFER GARTON

Senior Vice President
+1 303 824 4758
keiffer.garton@cbre.com

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