



# INTERSTATE

## LOGISTICS CENTER

21251 E 152nd Avenue  
Brighton, Colorado 80603

**1.46M SF**

CLASS A INDUSTRIAL PARK



# CONCEPTUAL SITE PLAN



INTERSTATE  
LOGISTICS CENTER

1,459,760 SF

TOTAL PROJECT SIZE

± 90 Acres

TOTAL SITE SIZE

BUILD-TO-SUIT

OPTIONS AVAILABLE



POTENTIAL  
RAIL ACCESS



CROSS DOCK



130'-185'  
TRUCK COURTS



LOCATED IN THE  
ADAMS COUNTY  
ENTERPRISE ZONE





# BUILDING SPECS



## BUILDING 1

PROJECT SIZE:	<b>384,000 SF</b>
COLUMN SPACING:	<b>56' X 60'</b>
MILL RATE:	<b>112.49</b>
OFFICE AREA:	<b>TO SUIT</b>
CLEAR HEIGHT:	<b>36 FEET</b>
PARKING RATIO:	<b>1.63:1,000</b>
TRAILER PARKING:	<b>95 STALLS</b>
FIRE SPRINKLER:	<b>ESFR</b>
DOCK-HIGH:	<b>80 (9' X 10')</b>
DRIVE-IN:	<b>FOUR (4) 12' X 14'</b>

## BUILDING 2

PROJECT SIZE:	<b>1,075,760 SF</b>
COLUMN SPACING:	<b>56' X 60'</b>
MILL RATE:	<b>112.49</b>
OFFICE AREA:	<b>TO SUIT</b>
CLEAR HEIGHT:	<b>40 FEET</b>
PARKING RATIO:	<b>2.39:1,000</b>
TRAILER PARKING:	<b>220 STALLS</b>
FIRE SPRINKLER:	<b>ESFR</b>
DOCK-HIGH:	<b>166 (9' X 10')</b>
DRIVE-IN:	<b>FOUR (4) 12' X 14'</b>



**INTERSTATE**  
LOGISTICS CENTER



# LOGISTICAL ADVANTAGES



INTERSTATE  
LOGISTICS CENTER

## TREMENDOUS ACCESS

TO ALL FREEWAYS: I-76, I-25,  
E-470, I-270, I-80, HWY 85 &  
HWY 2

## LABOR POOL 244,327

LARGE, EASILY ACCESSIBLE  
LABOR POOL IN ADAMS &  
WELD COUNTY



CHEYENNE



FT. COLLINS



DENVER



RELIABLE  
FREIGHT DISTRICT  
CONNECTIVITY



FLEXIBLE BTS  
OPTIONS



EASILY AVOID  
CONGESTED AREAS  
SUCH AS I-70 &  
TOLL ROADS



ADAMS COUNTY:  
TOP 10 FASTEST  
GROWING COUNTIES  
IN COLORADO



ADJACENT TO A  
RAPIDLY EXPANDING  
LABOR POOL



ADAMS COUNTY:  
LOWEST WORK  
FORCE AVERAGE  
HOME PRICE IN  
METRO DENVER



ADAMS COUNTY  
POPULATION: 520,126  
HAS PROJECTED  
GROWTH OF 29,981  
OVER NEXT 5 YRS

# REGIONAL INDUSTRIAL MARKET MAP

## REGION-WIDE CONNECTIVITY

EXCELLENT LOCATION



	DESTINATION	MILEAGE
1	CHEYENNE, WY	102 MILES
2	SALT LAKE CITY, UT	520 MILES
3	KANSAS CITY, MO	605 MILES
4	OKLAHOMA CITY, OK	680 MILES
5	DALLAS, TX	794 MILES
6	AUSTIN, TX	919 MILES
7	HOUSTON, TX	1,028 MILES
8	ALBUQUERQUE, NM	450 MILES
9	PHOENIX, AZ	864 MILES
10	LAS VEGAS, NV	750 MILES
11	LOS ANGELES, CA	1,017 MILES
12	RENO, NV	990 MILES
13	SACRAMENTO, CA	1,122 MILES
14	BOISE, ID	815 MILES
15	PORTLAND, OR	1,241 MILES
16	SEATTLE, WA	1,304 MILES



INTERSTATE  
LOGISTICS CENTER





INTERSTATE  
LOGISTICS CENTER

# TEAM CONTACTS



**DREW McMANUS, SIOR**  
Executive Managing Director  
T +1 303 813 6427  
M +1 303 810 8633  
drew.mcmanus@cushwake.com

**BRYAN FRY**  
Senior Director  
T +1 303 312 4221  
M +1 720 217 4071  
bryan.fry@cushwake.com

**RYAN SEARLE**  
Senior Director  
T +1 303 813 6499  
M +1 720 260 5859  
ryan.searle@cushwake.com

**1,459,760 SF**

**TOTAL PROJECT SIZE**

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

©2023 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. COE-PM-WEST- 06/28/23

Developed by:

**LOVETT**  
INDUSTRIAL

Leasing by:

 **CUSHMAN &  
WAKEFIELD**