

# 56FRANKLIN



INFILL INDUSTRIAL LAND FOR CUSTOMIZED BUILD-TO-SUIT



CUSHMAN &  
WAKEFIELD



# PROPERTY OVERVIEW



## 5601 FRANKLIN STREET

DENVER, COLORADO 80216

Cushman and Wakefield is pleased to offer a 9.32 acre industrial infill opportunity for a fully customizable build-to-suit, located in the heart of the highly desirable Central Denver submarket. 5601 Franklin Street is an extremely rare offering to the market providing tenants and users with the ability to either immediately construct upwards of  $\pm 134,640$  SF of new last mile industrial warehouse product or construct a freestanding building with a large outside storage yard or ample trailer parking. The site is located in Adams County Colorado and is zoned I-1. The property is slightly removed from Franklin Street providing ingress/egress through a large entrance along the southern boundary of the property. The location of the site also allows for a tenant or user to have a fully fenced and secure property. The following brochure outlines property specific details, provides high level conceptual site plan ideas, and details the immediate surrounding area.

### SITE HIGHLIGHTS



10 Minutes from Downtown Denver



Adams County Enterprise Zone



Customizable Site Plan



Excellent access to major thoroughfares



Immediate proximity to a variety of nearby retail amenities



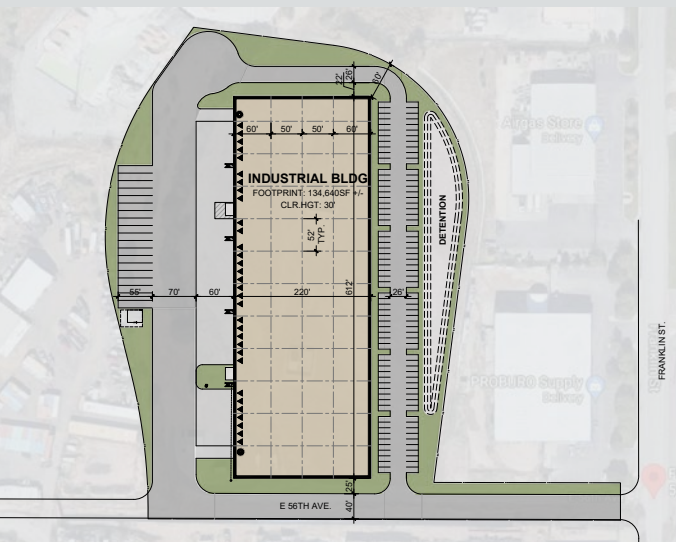
Mill Levy of 100.3



# CONCEPTUAL SITE PLANS

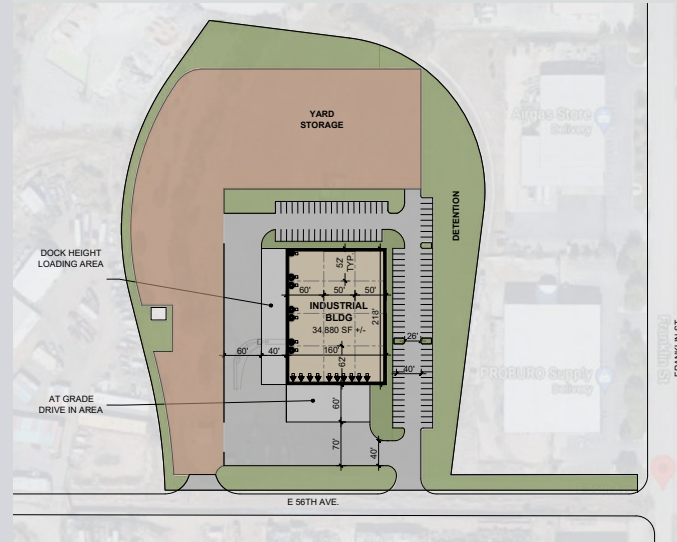
Building size can be fully customized to meet tenant/user's needs

## CONCEPTUAL PLAN A



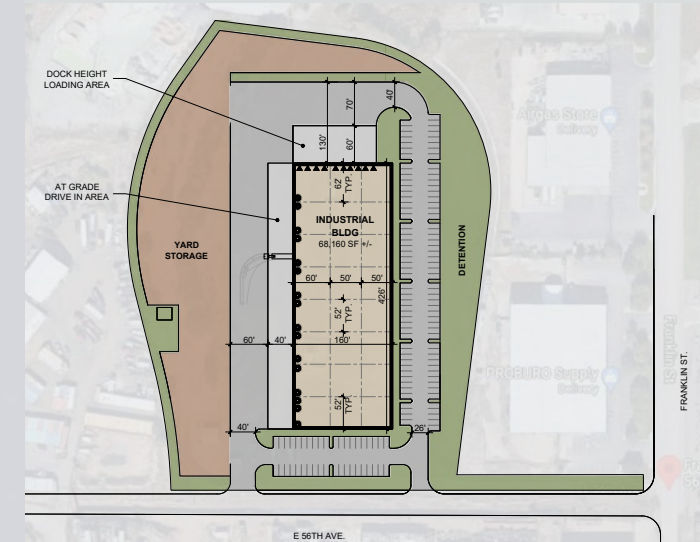
- 134,640 SF
- Class A Last Mile Distribution Building
- Front Park/Rear Load Configuration
- Building Dimensions: 220' x 612'
- 60' Speed Bay
- 130' Truck Court
- 32 Dock High Doors
- Two (2) Drive in Doors (12' x 14')
- 122 Auto Parking Stalls (0.91/1,000)
- 19 Trailer Stalls
- Fully Fenced & Secured

## CONCEPTUAL PLAN B



- 34,880 SF
- Class A Freestanding Building
- Building Dimensions: 160' x 218'
- 62' Speed Bay
- 130' Truck Court
- Ten (10) Dock High Doors
- Seven (7) Grade-Level Doors (12' x 14')
- 109 Auto Parking Stalls (3.13/1,000)
- Large outside storage yard or trailer parking
- Fully Fenced & Secured

## CONCEPTUAL PLAN C



- 68,160 SF
- Class A Freestanding Building
- Building Dimensions: 160' x 426'
- 60' Speed Bay
- 130' Truck Court
- Ten (10) Dock High Doors
- Sixteen (16) Grade Level Doors (12' x 14')
- 144 Auto Parking Stalls (2.11/1,000)
- Large outside storage yard or trailer parking
- Fully Fenced & Secured



# AERIAL VIEW



DOWNTOWN  
DENVER

NATIONAL  
WESTERN  
CENTER



RTD Light Rail



Colorado Trade Center



56 FRANKLIN

WASHINGTON STREET

TESLA



SHOWROOM



MAPLETON  
DELI



EAST 58TH EXPANSION

4 LANES  
COMPLETION BY Q4 2024

[Click here for more information](#)

FULL DIAMOND  
INTERCHANGE



# LOCATION OVERVIEW



## DRIVE TIMES & ACCESS

Source: Google

DESTINATION	DRIVE TIMES
I-25	3 Minutes
I-76	5 Minutes
I-70	5 Minutes
I-270	7 Minutes
US-36	7 Minutes

- 10 Minutes to Downtown Denver
- 28 Minutes to Denver International Airport (DEN)

## NEARBY AMENITIES



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