

CY COMMERCE YARDS

New Construction | 3 Buildings | Flexible Single or Multi-Tenant

NEW CONSTRUCTION WITH OUTSIDE STORAGE

Industrial For Sale or Lease



Heinz Way & 96th Ave.
Commerce City, CO 80022

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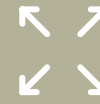
Lincoln

Property Overview

CLASS A PRODUCT WITH DEDICATED OUTDOOR STORAGE



46
Acres



466K+
Square Feet



28'
Clear Height

EXCELLENT FOR TENANTS IN:



Building Material
Supply



Oil, Gas, Energy,
& Utilities



Manufacturing



Equipment Sales
& Rental



Rail-Serviced
Operators



Transportation
& Fleet Operations



BNSF rail line services
the east side of Heinz Way,
offering the potential of
extending the rail spur directly
to Commerce Yards.



WHERE EVERY DETAIL COMES INTO FOCUS

Clearstory Windows
throughout Project

16'x20'
Drive-In Doors

4,000A @
277/480V Power

Full-Height
Well Docks

35,000 lb
Levelers

28' Clear
Height

LED Lights on
Motion Sensors

7" Concrete
Slab

Up to 60' Column Spacing
with 60' Speed Bays

ESFR with
K-17 Heads



SITE PLAN



466,000+ SF



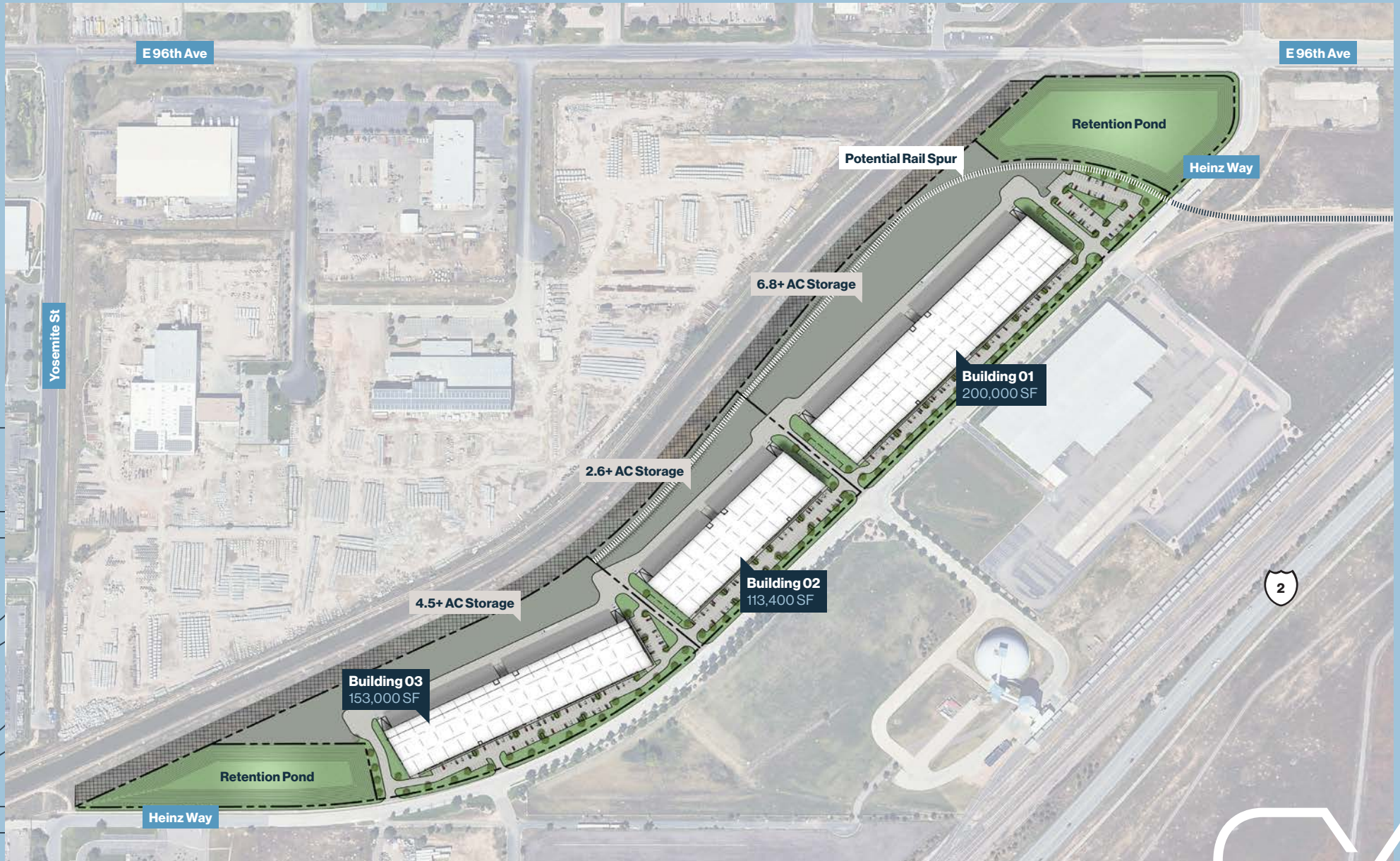
480 Parking
Spaces



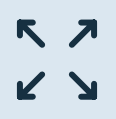
18 Docks
12 Drive-Ins
(16'x20')



13.9+ AC
of Storage



BUILDING 01



200,000 SF



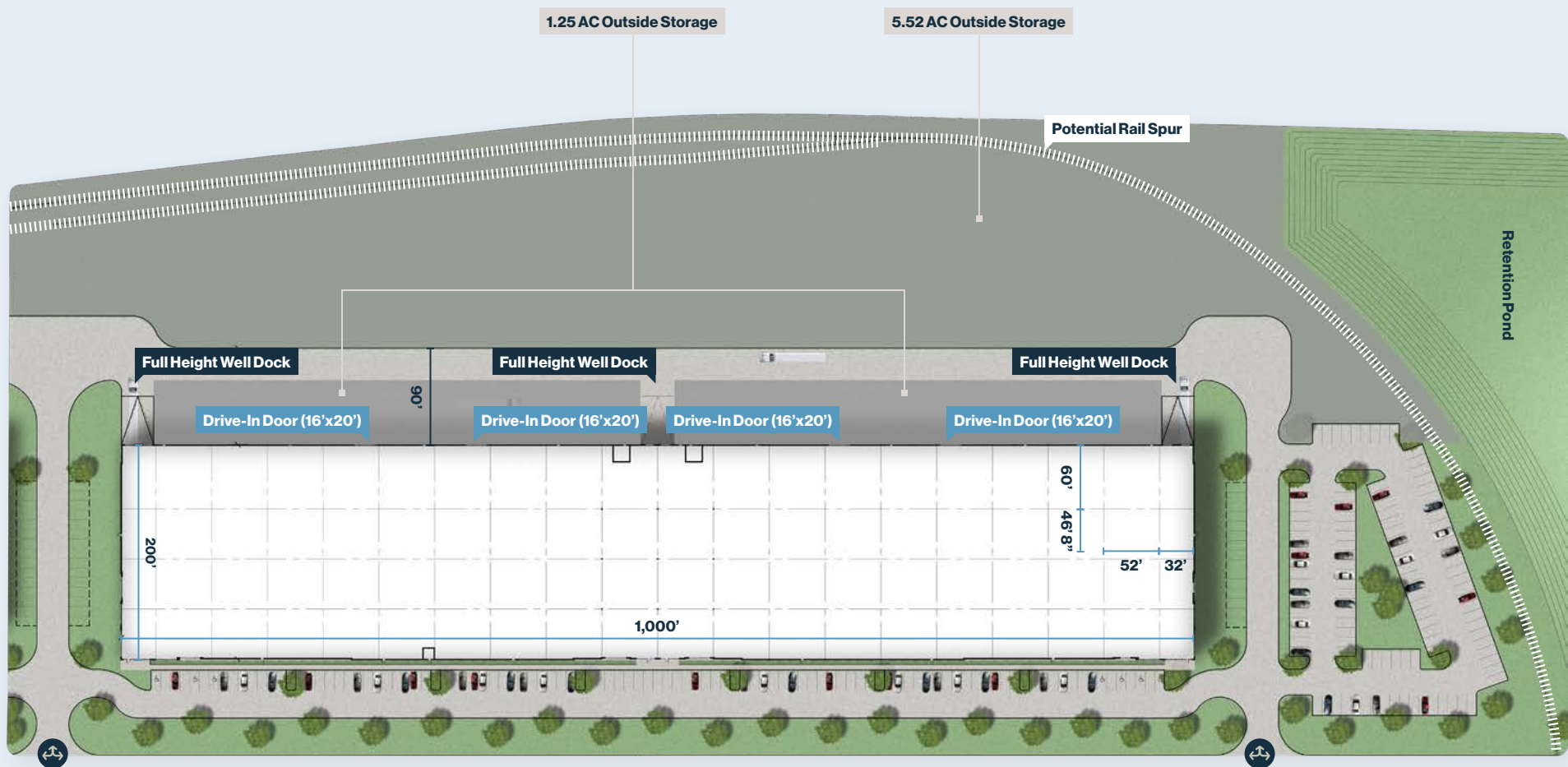
206 Parking
Spaces



28' Clear
Height



4,000A @
277/480V



4 Drive-Ins
(16'x20')



6 Dock
High Doors

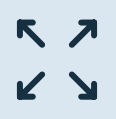


6.77 AC Outside
Storage



Divisible

BUILDING 02



113,400 SF



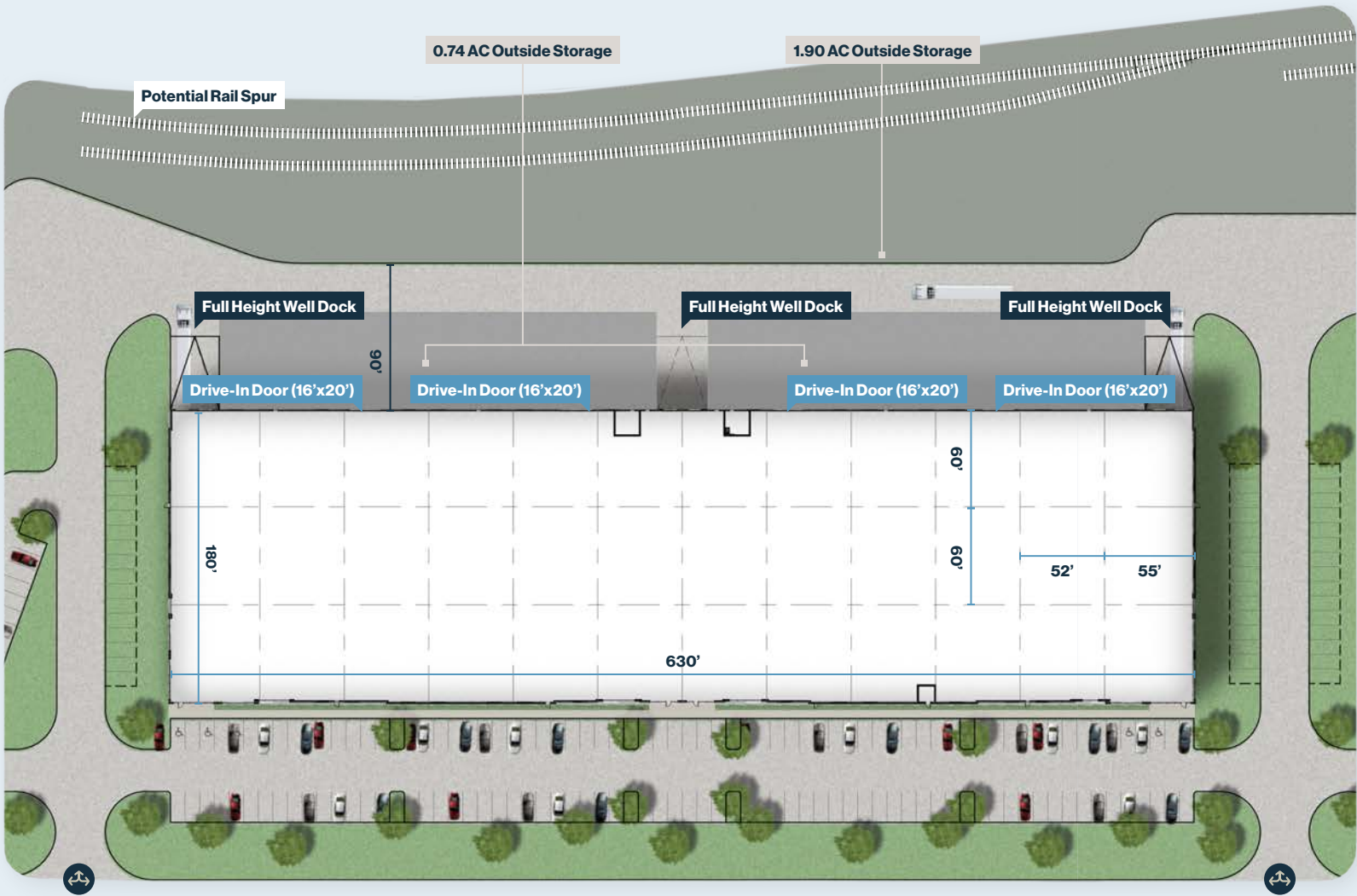
127 Parking Spaces



28' Clear Height



4,000A @ 277/480V



4 Drive-Ins
(16'x20')



6 Dock
High Doors

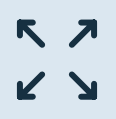


2.64 AC Outside
Storage



Divisible

BUILDING 03



153,000 SF



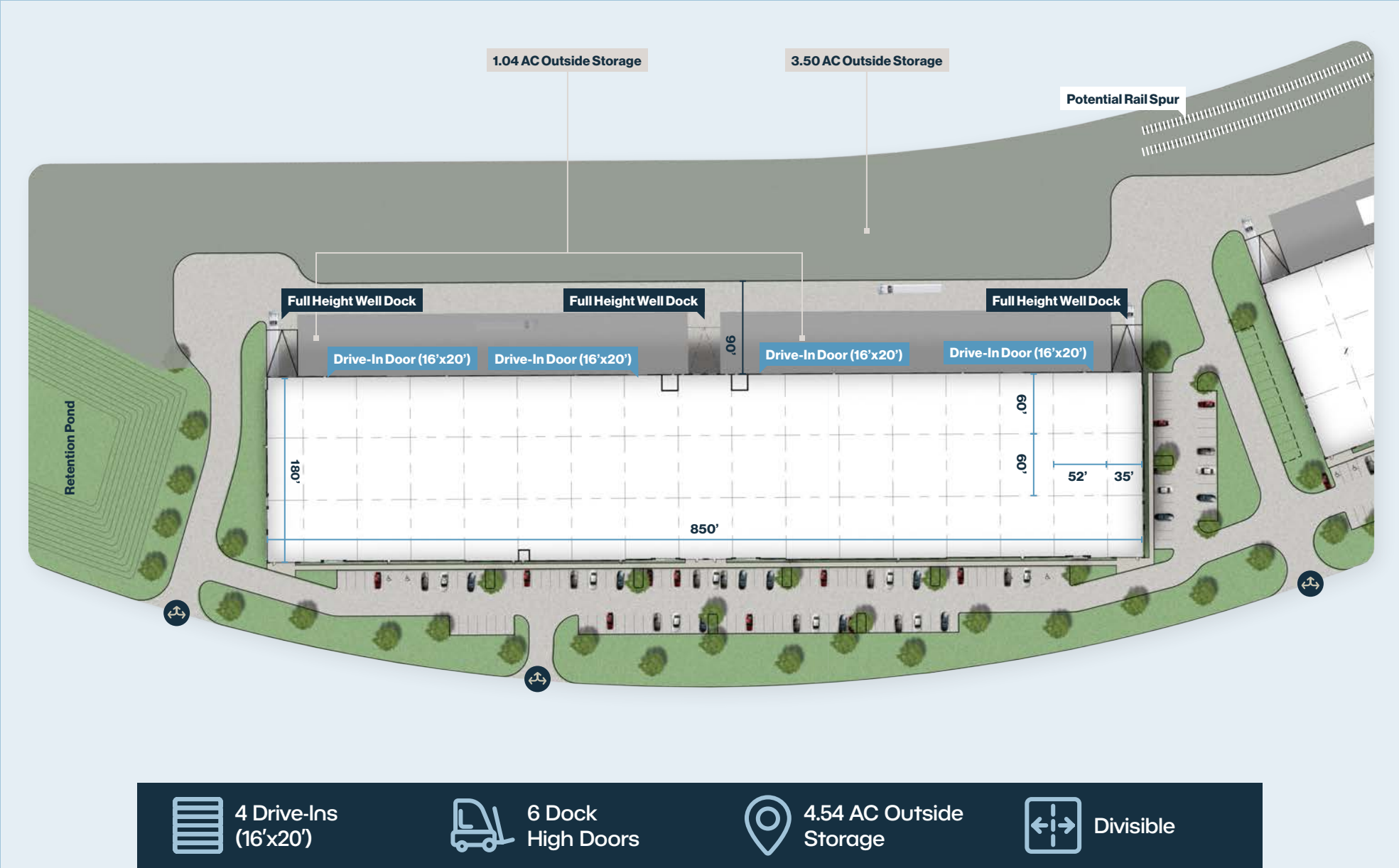
206 Parking Spaces



28' Clear Height



4,000A @ 277/480V



4 Drive-Ins
(16'x20')



6 Dock
High Doors



4.54 AC Outside
Storage



Divisible

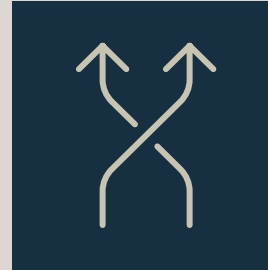
The Specs

STRATEGIC SITE WITH ACCESS TO MAJOR HIGHWAYS



DRIVE TIMES

Hwy 2: Immediate	I-76: 3 Minutes	E-470: 9 Minutes	I-25: 10 Minutes
I-70: 14 Minutes	DIA: 16 Minutes	I-225: 18 Minutes	



Existing tenants benefit from unmatched access to Denver's workforce, with the region's highest concentration of skilled trades, manufacturing, and logistics labor residing within close proximity to the site.



The Demographics

IMMEDIATE ACCESS TO A LARGE SKILLED LABOR POOL

North Denver and Northern Colorado have the fastest growing populations in Colorado



Immediate access to skilled trades, manufacturing, and logistics labor pool

- + The strongest regional concentration of blue-collar workforce is within a two-mile radius.
- + Transportation, Warehousing & Utilities industries have added almost 17,000 jobs to the Denver workforce over the past five years.



Affordable housing options within immediate area

- + Several large residential developments under construction within five miles of Commerce Yards deliver affordable housing options.
- + Most warehouse employees live within a 10- to 20-minute commute from Commerce Yards.



Access to vast majority of Denver Metro's population within 25 miles

- + Within 10 miles, 5K construction, transportation, and utilities workers make up 25.3% of the workforce—97% above the national average.



	3 Miles	5 Miles	10 Miles
Population (2024)	23,016	147,488	784,975
Projected Population (2029)	24,923	160,046	831,652
Education (Bachelor's)	2,679	17,741	108,733
Industry Services, Transportation, Wholesale, Manufacturing, Production, Construction, Utilities	9,151	54,127	274,924
Avg. Household Income	\$107,447	\$106,824	\$104,409
Median Home Value	\$419,587	\$422,318	\$446,293

Adams County Incentives

The Enterprise Zone (EZ) program is designed to promote job creation, business growth, and development opportunities in areas of the Adams County targeted for economic stimulation. Business locating within the Adams County EZ may be eligible for one or more of the below state income tax credits related for qualifying investments made. Prior to each income tax year, a business located in an EZ must apply and be pre-certified prior to beginning an activity to earn any of the business tax credits. At the end of the income tax-year, a business must certify that the activities were performed.

Adams EDC serves as the Enterprise Zone Administrator for Adams County, managing and marketing the program on behalf of the Colorado Office of Economic Development and International Trade. (OEDIT)

Investment Tax Credit	3% of capital investment purchases	Job Training Credit	12% of qualified training expenses
New Jobs Credit	\$1,100/net new employee	R&D Expenditures Credit	3% of increased R&D expenditures
Health Insurance Credit	\$1,000/employee first 2 years in EZ	Vacant Building Rehab Credit	25% of rehab expenditures



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