

64TH CONNECTION

1870 W. 64TH LN.
DENVER, CO 80221

FENCED
& SECURED
PARKING

★ ★ ★ ★
HIGHLY
FUNCTIONAL
INDUSTRIAL
FOR LEASE

64TH CONNECTION PROVIDES



DOCK HIGH AND GRADE
LEVEL LOADING



COMPETITIVE MILL LEVY WITHIN
UNINCORPORATED ADAMS COUNTY
(101.847)



20' CLEAR HEIGHT WITH
MODERN FUNCTIONALITY



IMMEDIATE ACCESS TO I-25, I-70,
I-270, I-76 & US 36



LOCALLY MANAGED
AND OPERATED



INFILL LOCATION WITH ABUNDANT
WORKFORCE OPPORTUNITIES

RECTANGLE[®]
A COMUNALE PROPERTIES COMPANY

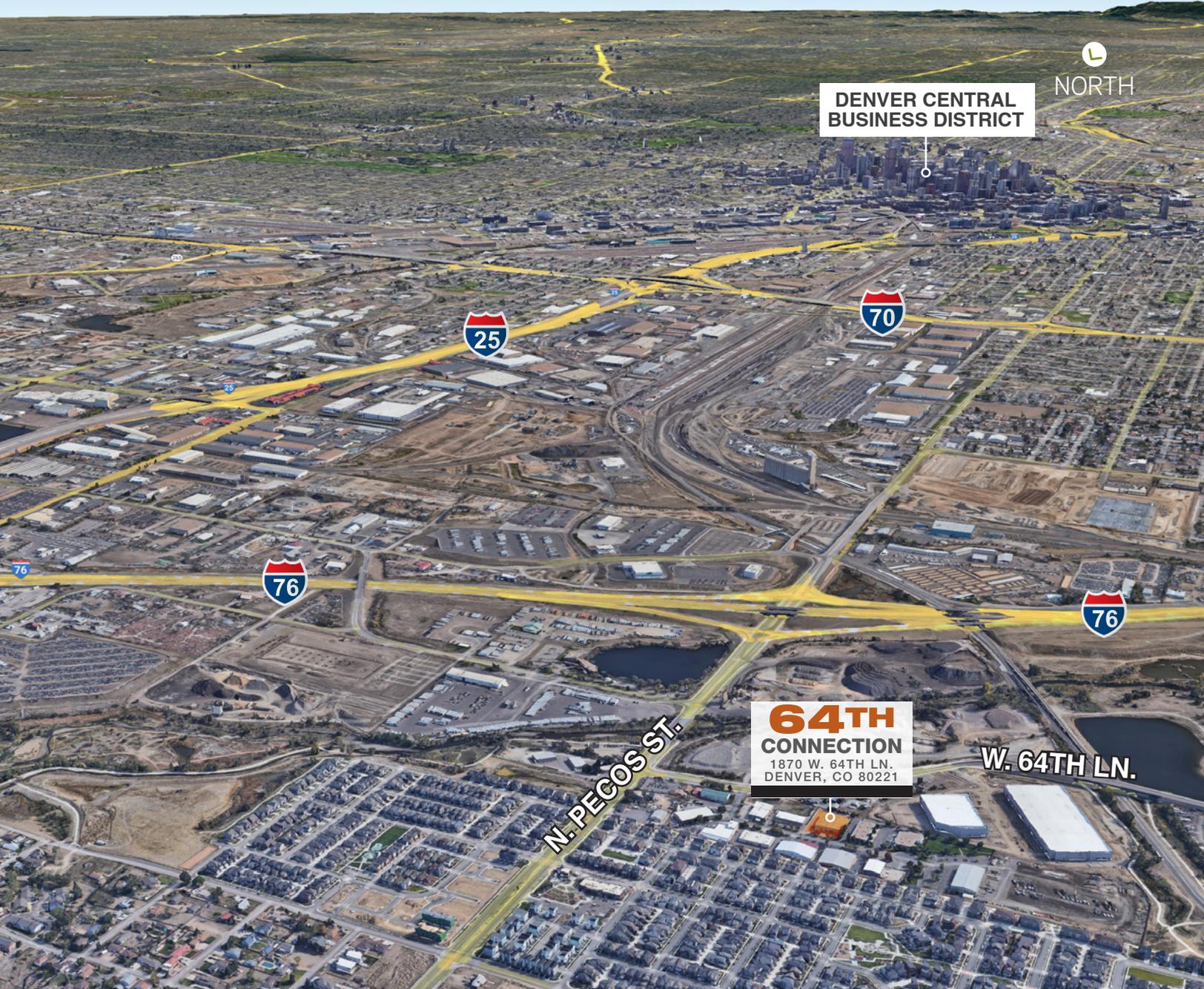
Colliers

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

NICK RICE
720 833 4620
nick.rice@colliers.com



64TH
CONNECTION
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DENVER CENTRAL
BUSINESS DISTRICT

NORTH



64TH
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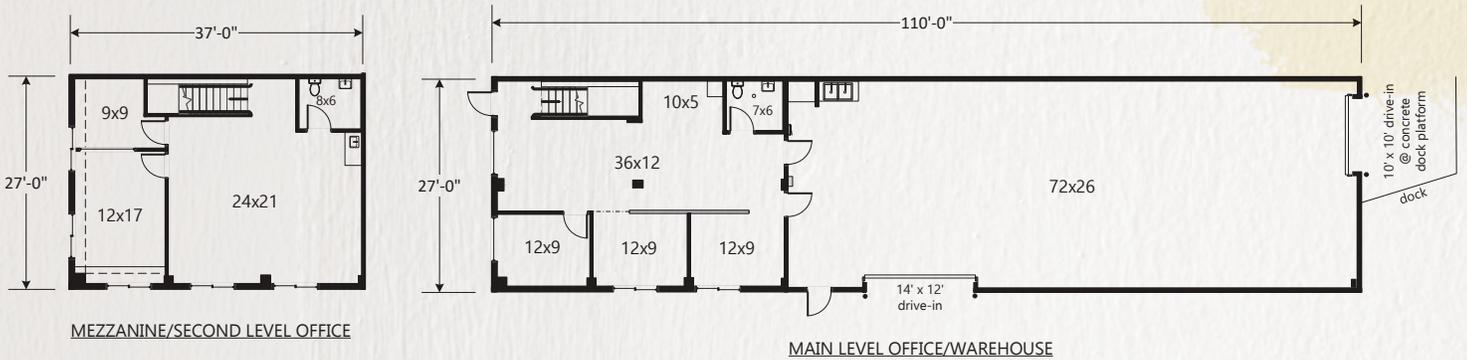
N. PECOS ST.

W. 64TH LN.

PROPERTY INFORMATION

Total Site Size	1.08 Acres	YOC	2002
Project SF	20,000 SF	Clear Height	20'
Available SF	4,000	Sprinklered	General Duty
Available	October 1, 2025	Power	3 Phase (TBV)
Project Parking	1.8:1,000/SF	Loading	1 Drive-In & 1 Dock High
Lease Rate	\$15.50/SF	Zoning	I-1
Op. Exp.	\$7.66/SF (2026 estimated)	Signage	Building and Monument Signage available
Office	2,034 SF (Approx.)	County	Adams

FLOOR PLAN



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4643 S. Ulster Street | Suite 1000 | Denver, CO 80237
303 745 5800 | Fax 303 745 5888 | colliers.com/denver

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