

# FOR SUBLEASE

**12299  
GRANT STREET**

THORNTON, COLORADO 80241

66,600 SF INDUSTRIAL BUILDING WITH FENCED YARD IN  
WASHINGTON BUSINESS PARK



## PROPERTY HIGHLIGHTS

BUILDING SIZE	66,600 SF
OFFICE	± 4,700 SF / (Two-Story)
YEAR BUILT	1988
SITE SIZE	6.22 Acres or 267,459 SF
LOADING	Two (2) 8' X 12' Drive In doors / Nine (9) Dock High doors
CLEAR HEIGHT	24'
SUBLEASE RATE	\$9.75 / SF NNN
POWER	2,400A / 277V / 3 Phase
SPRINKLER	ESFR
LEASE EXPIRATION	11/30/2027



**I-25  
EXPOSURE**



**FENCED  
YARD**



**24'  
CEILINGS**



**BUILDING  
INFRASTRUCTURE**

## INVESTMENT TEAM

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**PINNACLE**  
REAL ESTATE ADVISORS

# THE OPPORTUNITY

Pinnacle Real Estate Advisors, as the exclusive advisor, is pleased to present the opportunity to sublease a 66,600 SF, two-story industrial building situated on 6.22 acres in Thornton, Colorado.

# THE LOCATION

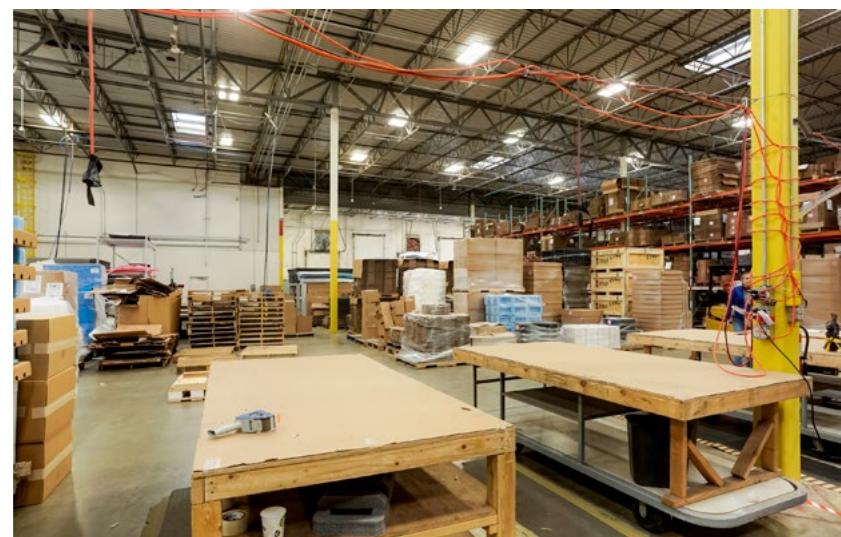
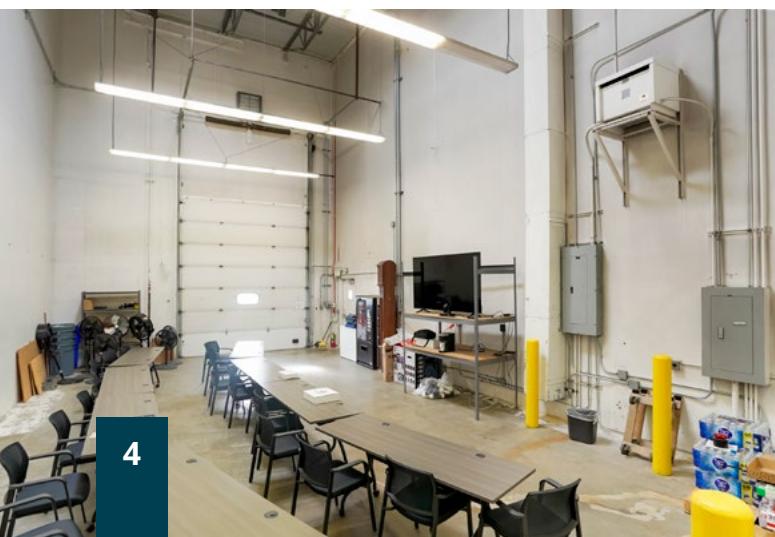
The Property is located on the East side of I-25 just North of the 120th Avenue interchange in the Washington Square Business Park. The Location provides easy access to the entire north metropolitan area including Broomfield/Boulder, Fort Collins/Loveland and Denver International Airport. Immediate access exists to Interstate 25, E-470 and I-70.

# THE MARKET

The North Denver submarket has proximity to a highly skilled workforce, both executive and workforce housing and a wealth of retail amenities and recreation opportunities. The well-recognized Washington Square Business Park, 12299 Grant Street, provides convenient access to virtually any part of the greater Denver metro area.

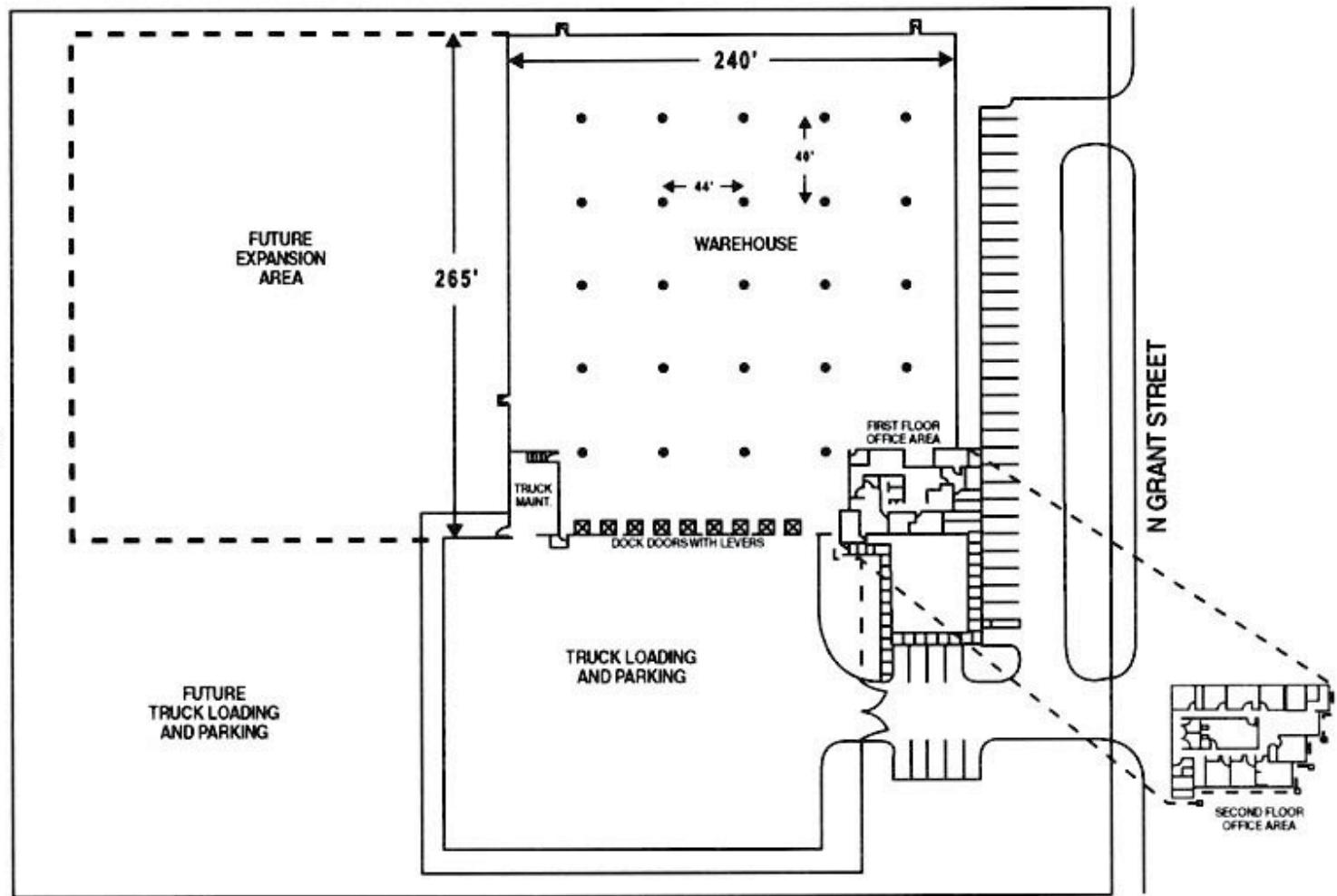








# FLOOR PLAN



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