



# 5280 LOGISTICS PARK | BUILDING 2

BUILD-TO-SUIT CONSTRUCTION READY

THORNTON, COLORADO

121,640 SF | AVAILABLE FOR LEASE OR SALE

5280 Logistics Park, Building 2 is part of a two-building Class A logistics development located in the thriving North Denver industrial submarket. Fully permitted and construction-ready, Building 2 offers flexible build-to-suit options with utilities already in place. Strategically located with direct access to I-25 and E-470, the park is ideally positioned to tap into a robust labor pool and serve one of Colorado's fastest-growing regions.





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## PROPERTY OVERVIEW



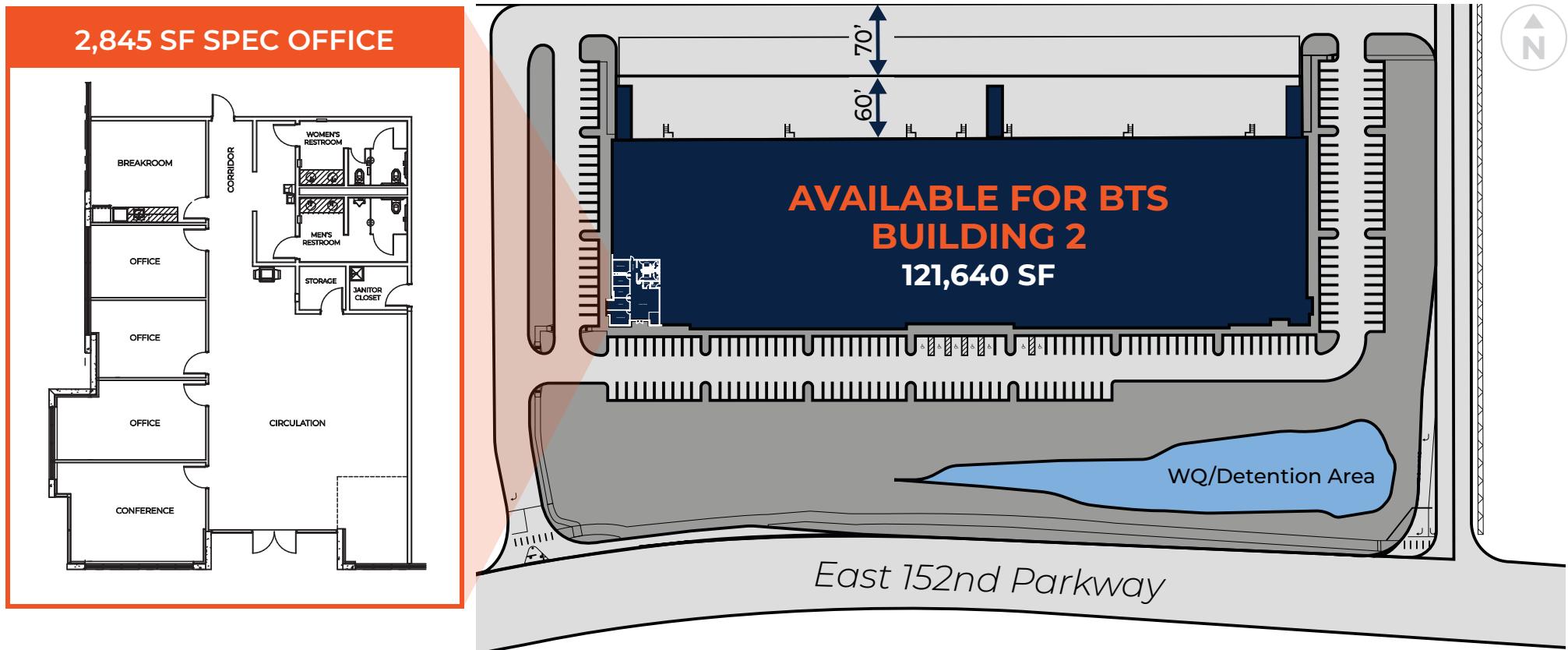


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SITE PLAN



## BUILDING 2 SPECIFICATIONS

Available SF	121,640 SF available on 10.64 AC	Clearance	28'	Zoning	PD - Logistics
Office	2,845 SF Spec Office	Dock Doors	36 - 9' x 10'	Fire Protection	ESFR
Configuration	Rear load	Drive-In Ramp Doors	4 - 12' x 14'	Incentives	Low Mill Levy at 104.526
Truck Court	130'	Auto Parking Spaces	200	Electrical	480V, 3 Phase, 2,500 amp service, expandable to 4,000 amps



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## AREA INFORMATION



**DRIVE  
TIMES**

FedEx Ground Hub

14.8 mi. 21 min.

Union Pacific Intermodal

15.0 mi. 20 min.

Downtown Denver

16.0 mi. 19 min.

Denver Int'l Airport

17.7 mi. 16 min.

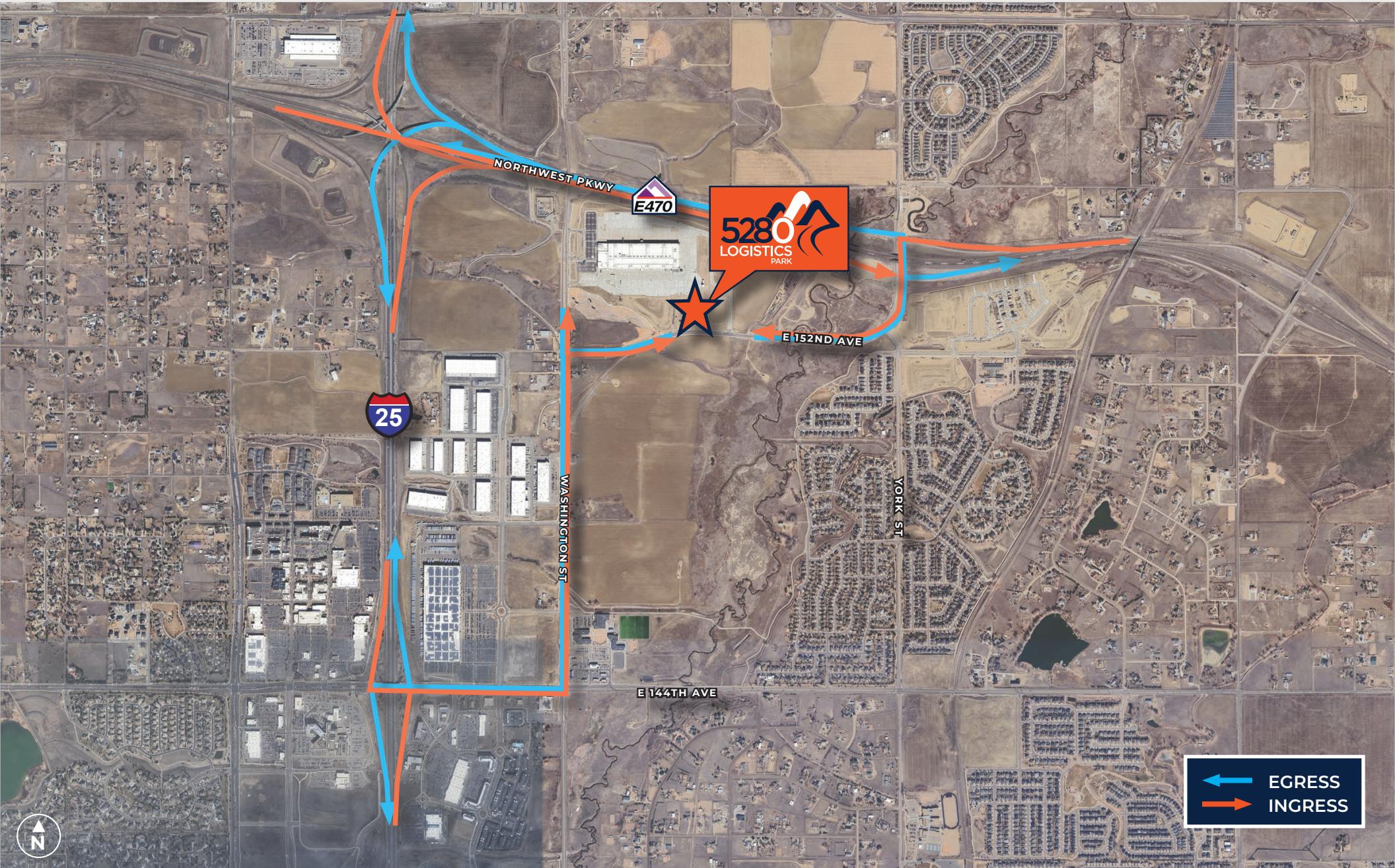


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## INGRESS/EGRESS



### Development



### JORDAN BOOKSTAFF

713 305 9083 (c)  
jordan.bookstaff@hillwood.com



### PETER BEUGG, SIOR

303 957 5320 (o) | 720 220 7383 (c)  
peter.beugg@streamrealty.com

### DOMINIC DIORIO, SIOR

303 957 5321 (o) | 719 659 6709 (c)  
dominic.diorio@streamrealty.com



## DEVELOPMENT



### JORDAN BOOKSTAFF

713 305 9083 (c)

jordan.bookstaff@hillwood.com

## LEASING/SALES



4643 S. Ulster Street, Suite 1450  
Denver, CO 80237 | streamrealty.com

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