



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.



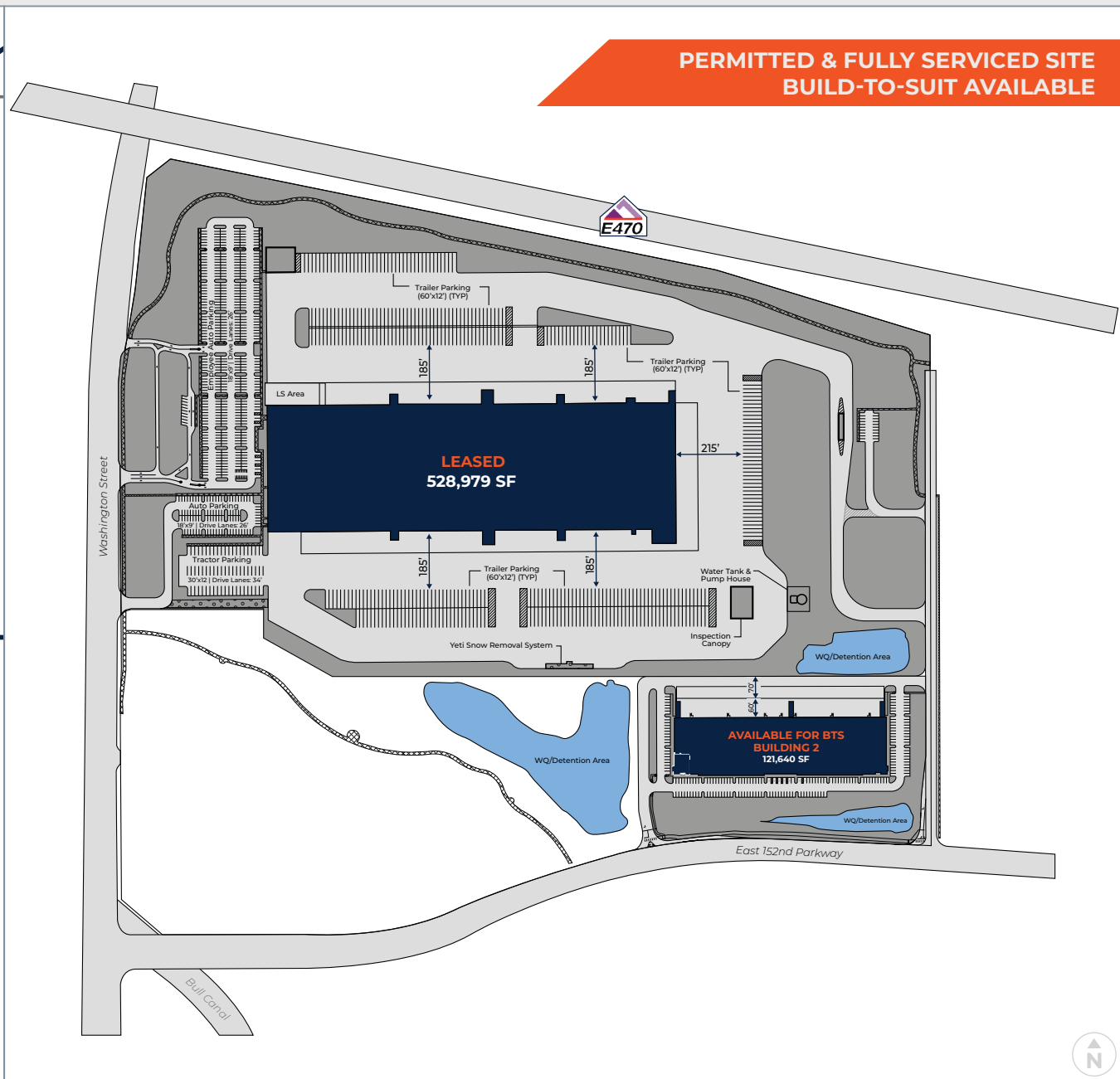


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BUILDING 2

PROPERTY OVERVIEW



Development
HILLWOOD
A PEROT COMPANY*

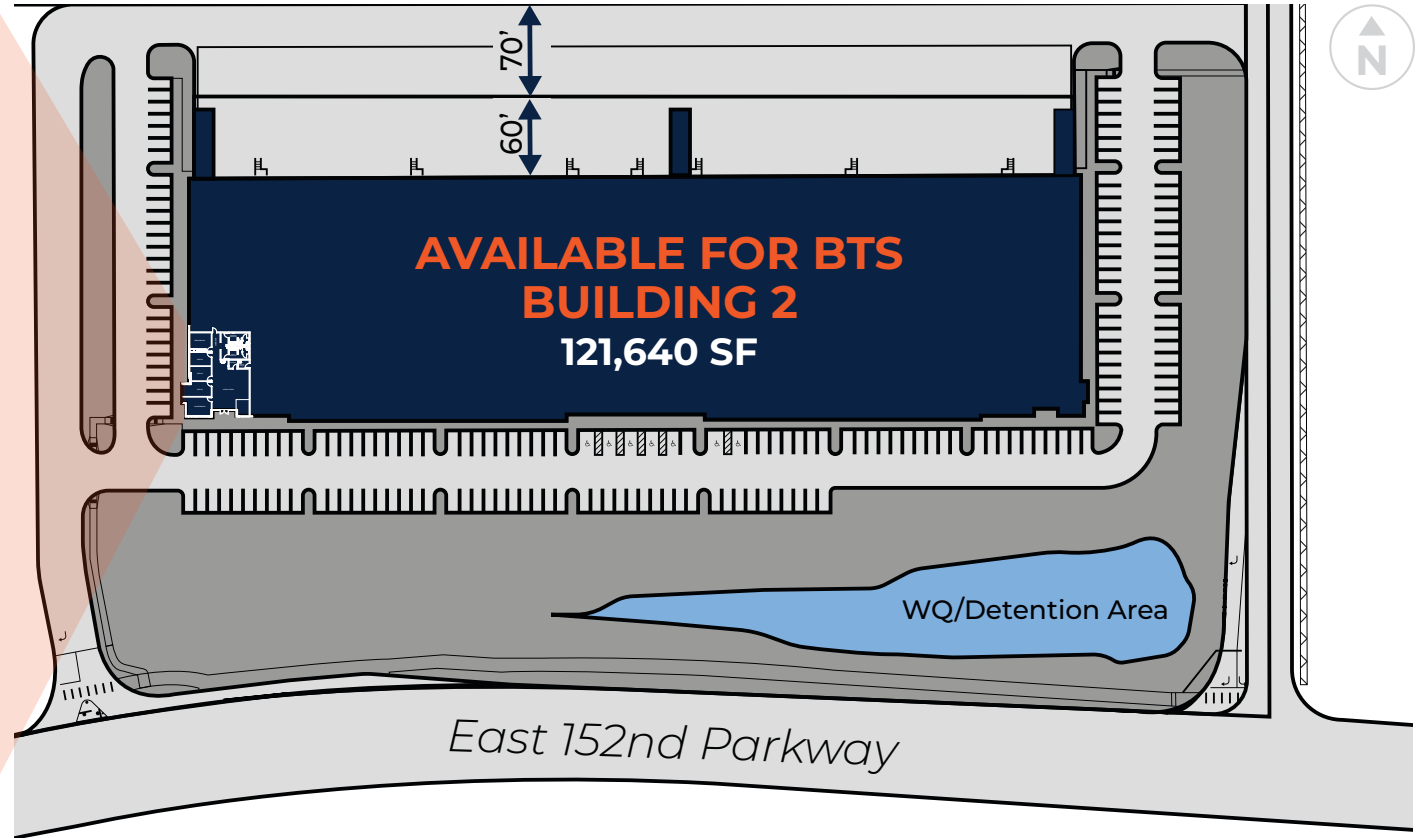
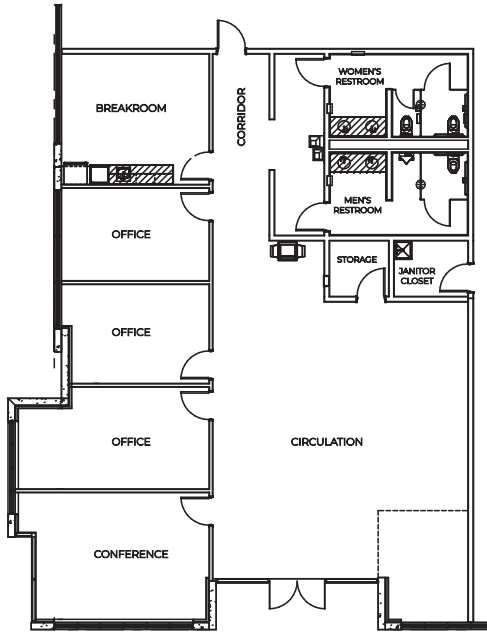
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2,845 SF SPEC OFFICE



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



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



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DEVELOPMENT



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LEASING/SALES



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