

**MOVE-IN READY WITH SPEC OFFICE AND WAREHOUSE IMPROVEMENTS!**

**104th**  
**COMMERCE PARK**  
**BUILDINGS 1 & 3**

**STRATEGICALLY LOCATED  
CLASS A INDUSTRIAL**

**56,800-149,069  
SF AVAILABLE**

**DOWNTOWN DENVER**



**SPEC OFFICE COMPLETE**

**WAREHOUSE IMPROVEMENTS COMPLETE  
READY FOR IMMEDIATE OCCUPANCY**

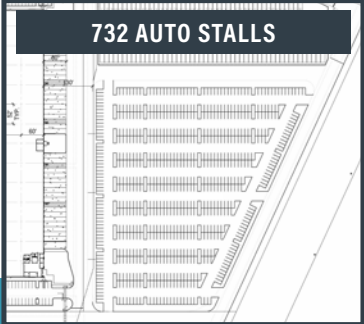
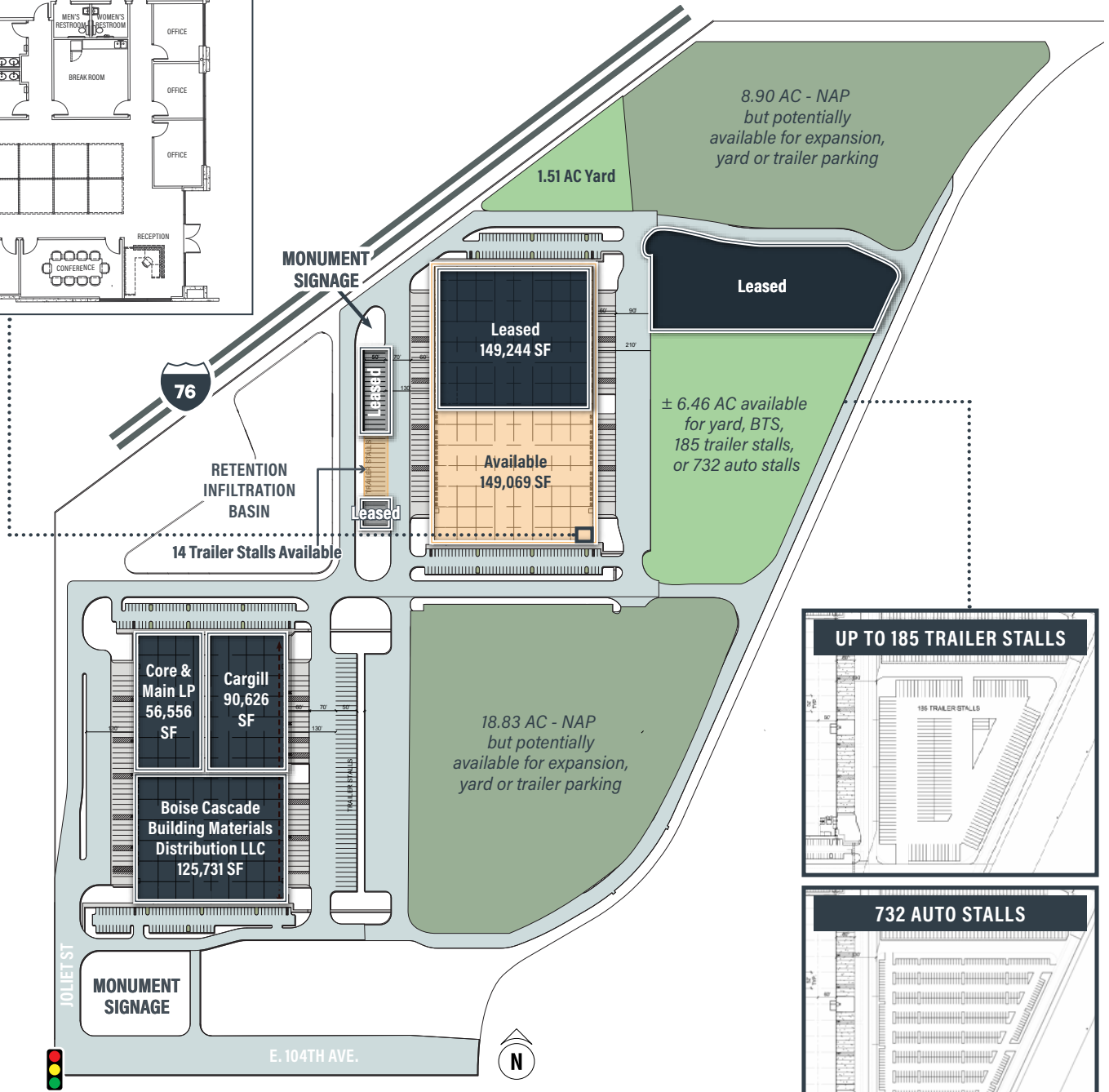
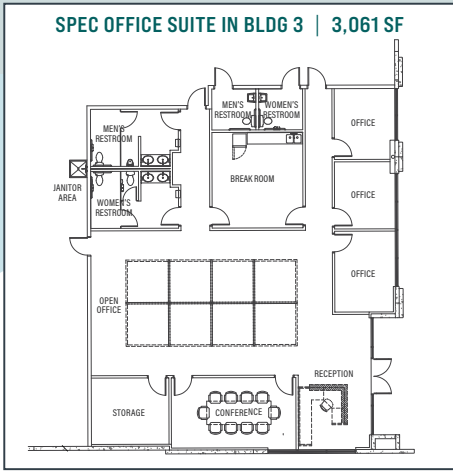
**YARD & TRAILER PARKING AVAILABLE**

**CBRE**

**BERKELEY  
PARTNERS**

# SITE PLAN

SPEC OFFICE SUITE IN BLDG 3 | 3,061 SF

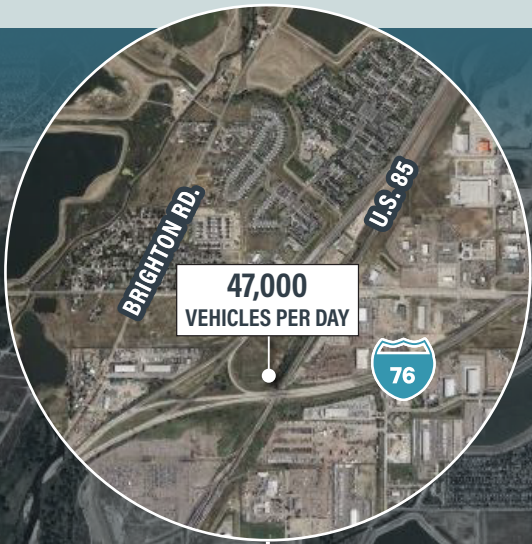


## BUILDING FEATURES

BUILDING 3	
ADDRESS	11351 E. 104th Ave.   Commerce City, CO
SQUARE FOOTAGE	298,313
SF AVAILABLE	149,069 (Divisible to 56,800 SF)
LOT SIZE	17.6 AC
BUILDING DIMENSIONS	710' x 420'
COLUMN SPACING	50' x 52'
LOADING	34 DH, 2 DI
DRIVE-IN KNOCKOUTS	4
CLEAR HEIGHT	36'
AUTO PARKING	0.55/1000 (plus up to 732 add'l auto on adjacent yard)
TRAILER PARKING	14 Available (plus up to 185 add'l on adjacent yard)
POWER	2000A Capacity Remaining, 480/277V

# CONNECTING COLORADO'S FRONT RANGE

STRATEGICALLY LOCATED WITH  
ACCESS TO I-76 AND US 85



47,000  
VEHICLES PER DAY



45,118  
VEHICLES PER DAY



39,142  
VEHICLES PER DAY



104th  
COMMERCE PARK



20,212  
VEHICLES PER DAY

## ACCESS

HWY 85	3 min. / 1.1 mi.
I-76	4 min. / 2.9 mi.
E-470	5 min. / 4.4 mi.
CENTRAL SUBMARKET	6.5 min. / 6 mi.
I-25	10 min. / 6.8 mi.
I-70	14 min. / 9.9 mi.
DENVER INTL. AIRPORT	15 min. / 12 mi.
DOWNTOWN DENVER	20 min. / 13 mi.

## PROPERTY FEATURES



TENANT HIGHWAY SIGNAGE



NEARBY AMENITIES



DOCK HIGH & DRIVE-IN



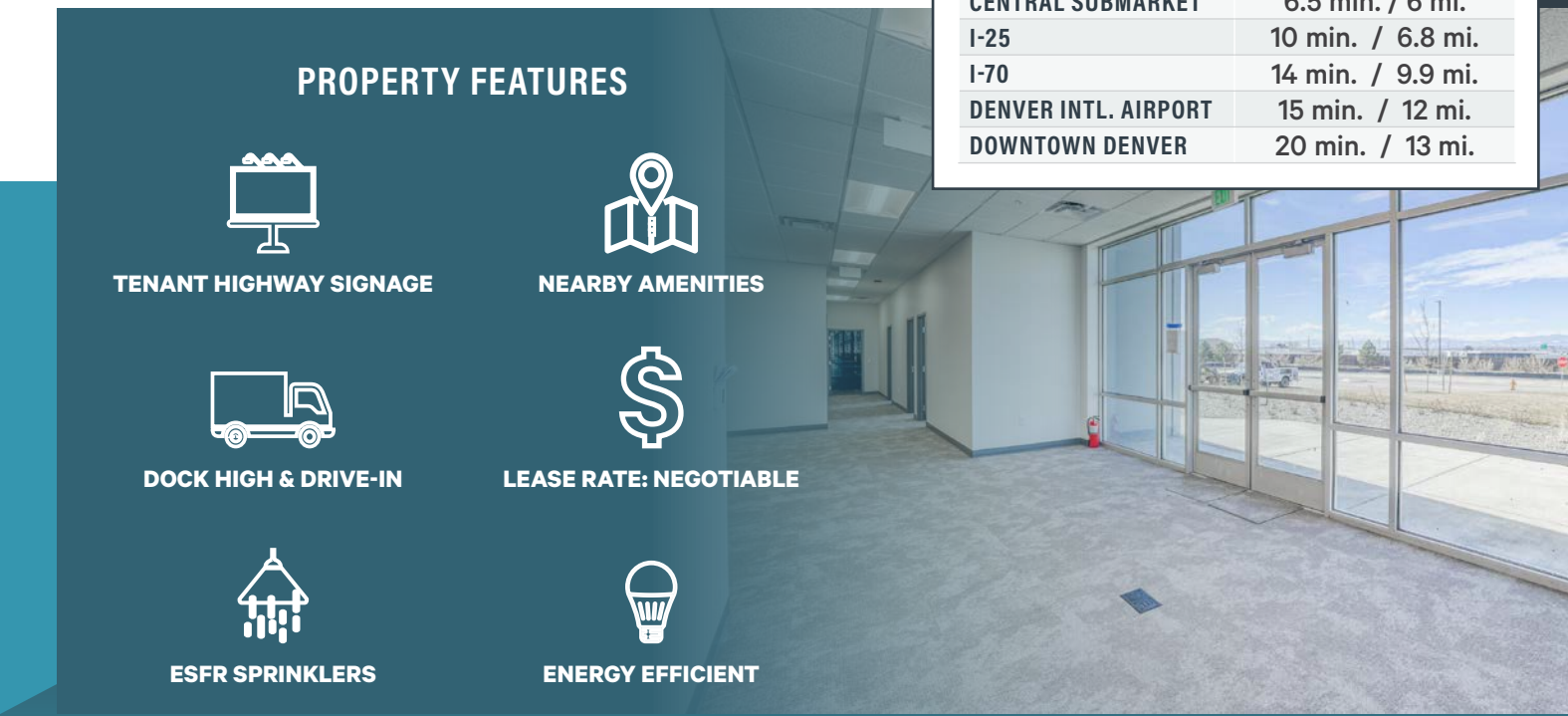
LEASE RATE: NEGOTIABLE

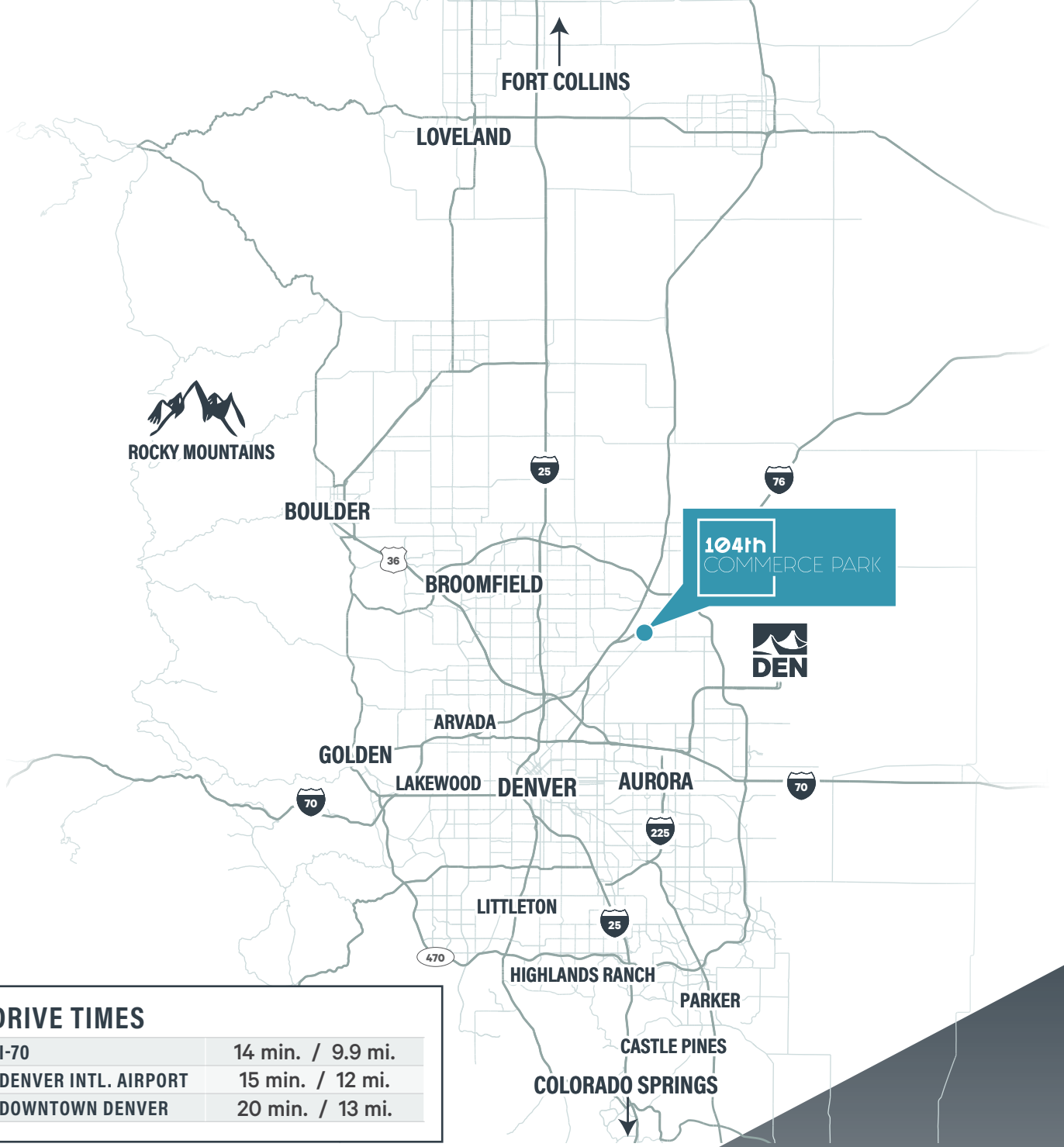


ESFR SPRINKLERS



ENERGY EFFICIENT





DRIVE TIMES	
I-70	14 min. / 9.9 mi.
DENVER INTL. AIRPORT	15 min. / 12 mi.
DOWNTOWN DENVER	20 min. / 13 mi.



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