

# NORTHWEST

COMMERCE CENTER



SIMMS ST & W 120TH AVE  
BROOMFIELD, CO

2 CLASS A INDUSTRIAL BUILDINGS TOTALING 343,800 SF  
WAREHOUSE | DISTRIBUTION | MANUFACTURING | R&D



# PARK OVERVIEW

## Delivering Q2 2025!

Welcome to Northwest Commerce Center, a Class A Spec Industrial property for lease located in Denver's supply constrained Northwest submarket.

This 343,800 SF facility offers flexible space for warehousing, manufacturing, distribution and R&D. With 32' clear heights, heavy power and trailer parking this space caters to a wide range of tenants. Located in the sought-after Northwest Denver Industrial submarket, with proximity to major transportation routes, including Hwy 128, US 36 and the Northwest Parkway, the property provides excellent access to the entire metro area.



BUILDING SF

**Building 1: 220,500 SF**  
**Building 2: 123,300 SF**



STRATEGICALLY LOCATED

**In between Boulder and Denver**



TALLEST CLEAR HEIGHT AVAILABLE IN NW SUBMARKET  
**32'**



TRAILER PARKING  
**22 stalls**



ULTIMATE ACCESS

**Just 3 minutes to US 36**



IDEAL FOR

**Warehousing, manufacturing, distribution and R&D**



LOADING

**68 dock doors**  
**8 drive ins**



POWER

**4000 amps per building**



BOULDER | 15 MINS

36



Flatiron Crossing  
(Regional Shopping Center)



LUMEN  
Level 3  
(Campus)

Interlocken Loop



Interlocken  
(Office Park)

287

36

Interlocken Loop

128

W 120th Ave

128

W 120th Ave

**NORTHWEST**  
COMMERCE CENTER

128

Simms St

Rocky Mountain  
Metropolitan Airport



Verve Innovation Park



Global Parcel Delivery  
The Feed.

121

Wadsworth Pkwy



DENVER | 25 MINS

112th Ave

Westmoor (Office Park)

Westmoor Dr

W 108th Ave

121

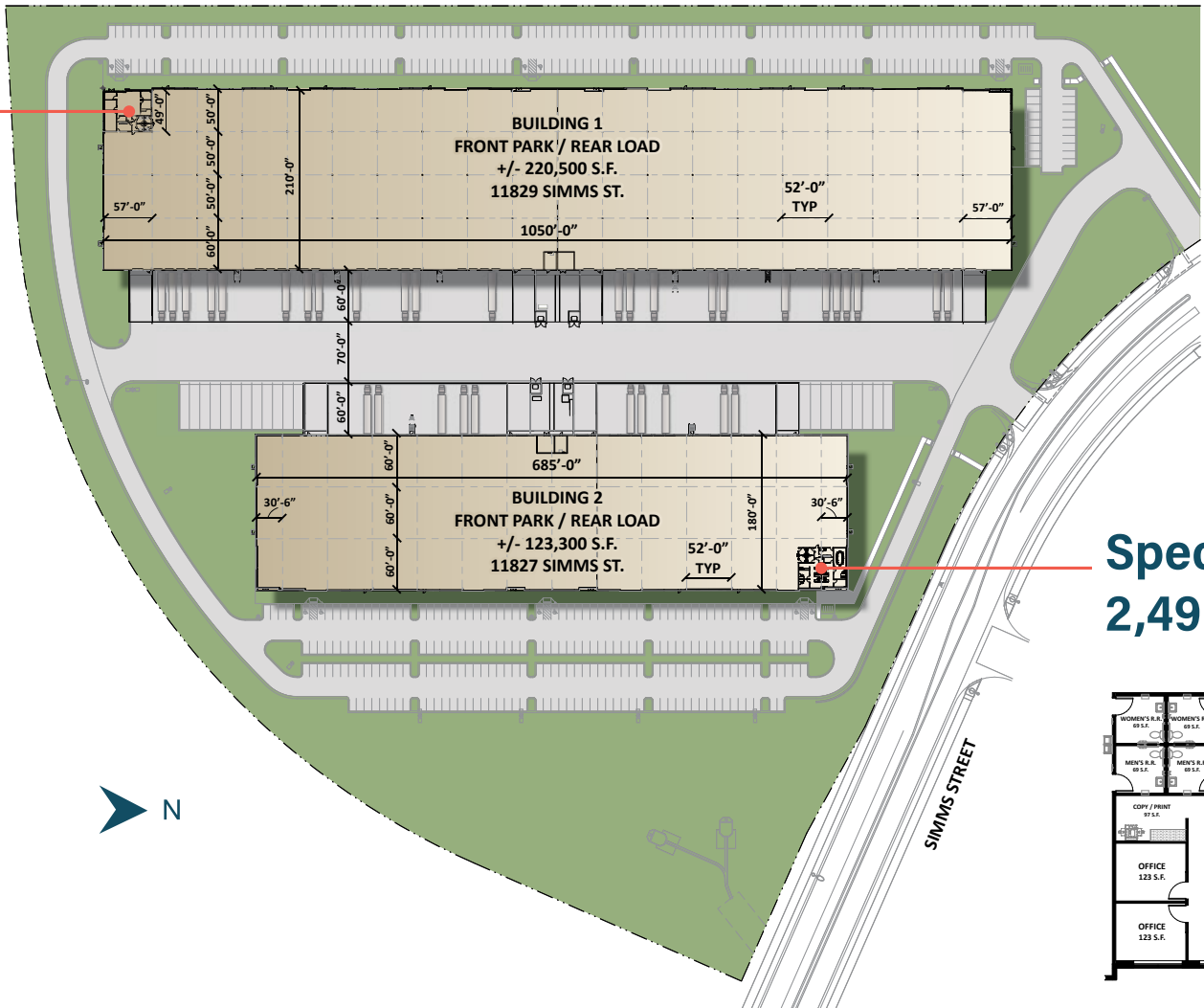
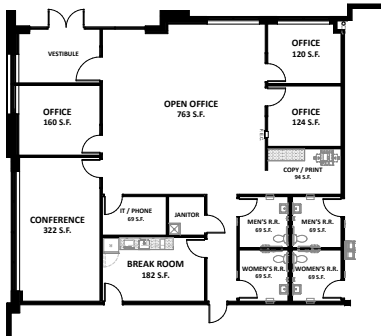


# BUILDING SPECS

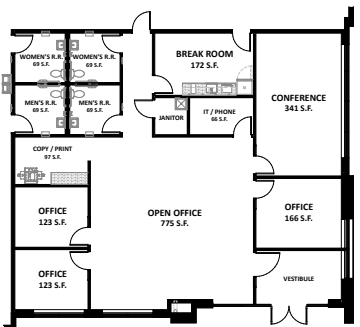
	Building 1	Building 2
Building Size	220,500 SF	123,300 SF
Spec Office	2,461 SF	2,496 SF
Clear Height	32'	32'
Truck Courts	190' shared truck court	190' shared truck court
Load Type	Rear load	Rear load
Dock High Doors	44	24
Drive-in Doors	4 (12'x14')	4 (12'x14')
Depth	210'	180'
Column Spacing	52'x50'	52'x60'
Auto Parking Ratio	1.4/1000 w/ expansion capability	1.4/1000 w/ expansion capability
Trailer Parks	22 stalls in common	22 stalls in common
Fire Protection	ESFR	ESFR
Floor	6" reinforced	6" reinforced
Electrical Capacity	4000A/480V (expandable to 8000A)	4000A/480V (expandable to 8000A)
Roof	60 Mil TPO (reinforced for solar)	60 Mil TPO (reinforced for solar)
Water Tap	2"	2"

# SITE PLAN

**Spec Office  
2,461 SF**



**Spec Office  
2,496 SF**



# LOCATION & ACCESS

The site offers several amenities within a 10-mile radius:

 **1120**  
Bars & Restaurants

 **151**  
Fitness Centers

 **106**  
Hotels

 **2372**  
Retail Centers

 **2**  
Stadiums/Athletic Fields

## Area Demographics

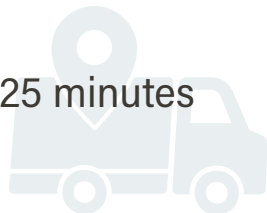
	5 miles	10 miles
2023 Workforce	69,247	365,980
2023 Population	118,850	652,900
Average Home Value	\$634,157	\$618,397

## Drive Times

Boulder | 15 minutes

Downtown Denver | 25 minutes

DIA | 35 minutes



Strategically located in the Verve Innovation Park, next to Rocky Mountain Metropolitan Airport and Interlocken Business Park

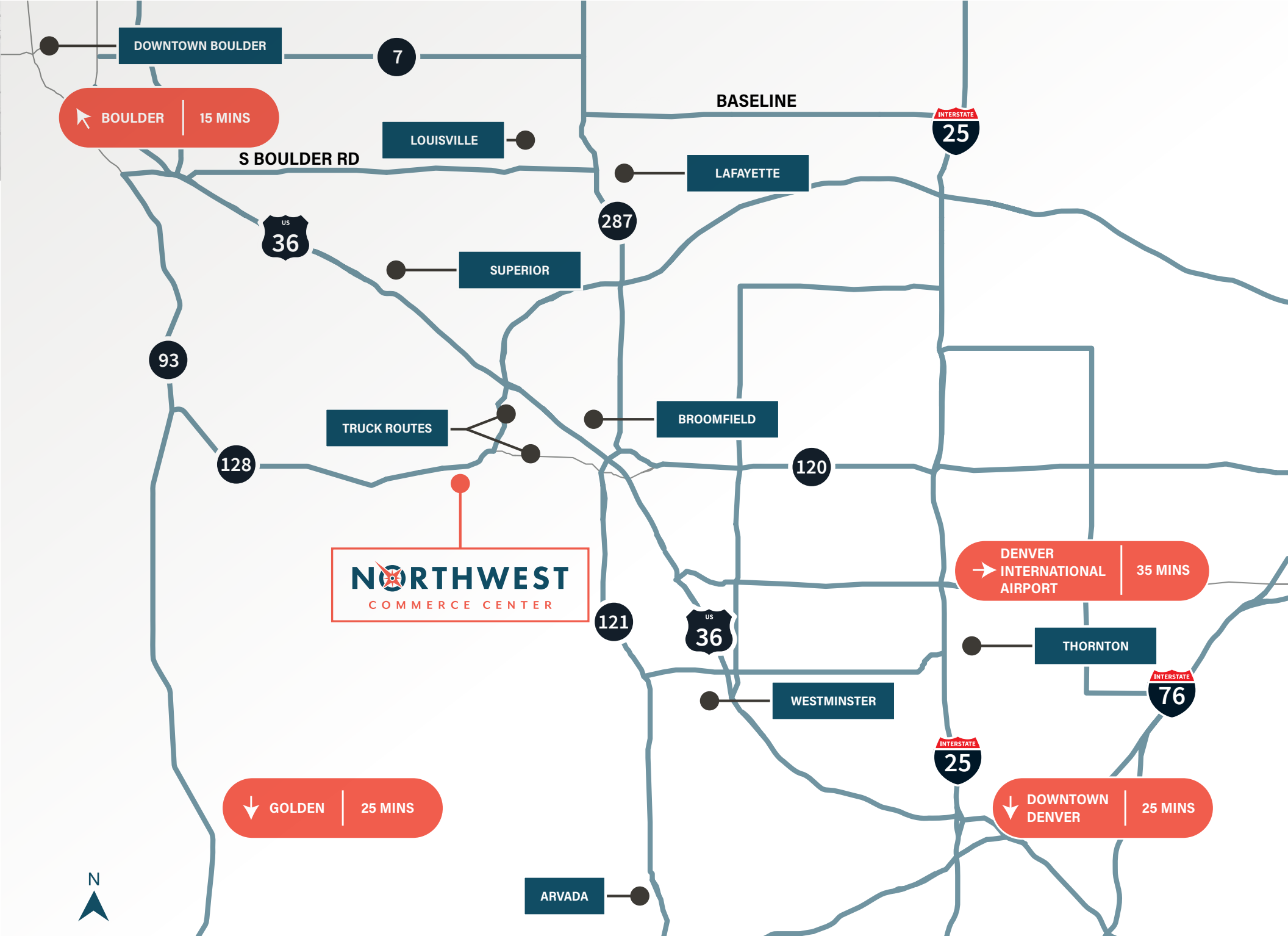


The site has convenient access to US 36, SH 93, SH 121, SH 128 and E-470



Northwest Commerce Center is located in a Foreign Trade Zone (FTZ) [MORE INFO](#)





BOULDER | 15 MINS

**NORTHWEST**  
COMMERCE CENTER

DENVER INTERNATIONAL AIRPORT | 35 MINS

GOLDEN | 25 MINS

DOWNTOWN DENVER | 25 MINS

# NORTHWEST

COMMERCE CENTER

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