



Your key to ultimate
access, visibility and
a strong workforce

**4 CLASS A INDUSTRIAL
BUILDINGS TOTALING
462,672 SF**











**WAREHOUSE, DISTRIBUTION
R&D, MANUFACTURING**

Spinnaker Way, Broomfield, CO 80023



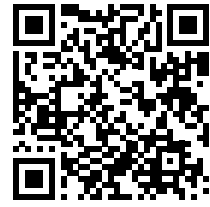
Premier Visibility That's EASILY ACCESSIBLE

Connect 25 offers tenants new, class A industrial product + premier I-25 visibility. Connect 25 is built to meet modern industrial demands and will accommodate a wide variety of tenants.

-  PREMIER I-25 ACCESS & VISIBILITY
-  NO SHARED TRUCK COURTS
-  ACCESS TO STRONG LABOR FORCE
-  ABILITY TO DEMISE UNDER 20K SF
-  130,000 VEHICLES DRIVE BY EVERY DAY
-  CONNECTIVITY TO DENVER METRO AND NORTHERN COLORADO
-  VARYING BUILDING SIZES & DEPTHS
-  LOWER BROOMFIELD SALES TAX AND BUSINESS FRIENDLY ENVIRONMENT
-  ABUNDANT AMENITIES
-  HEAVY POWER

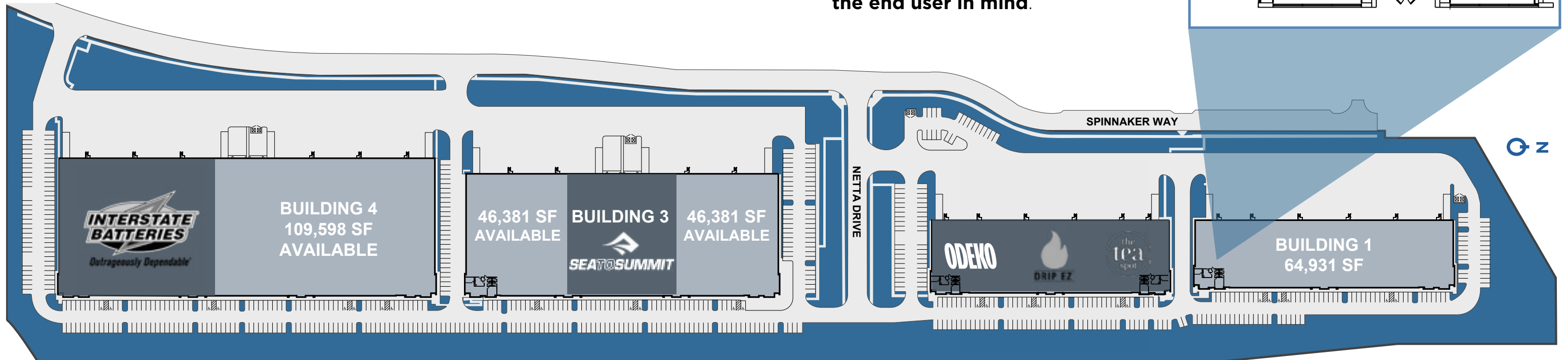
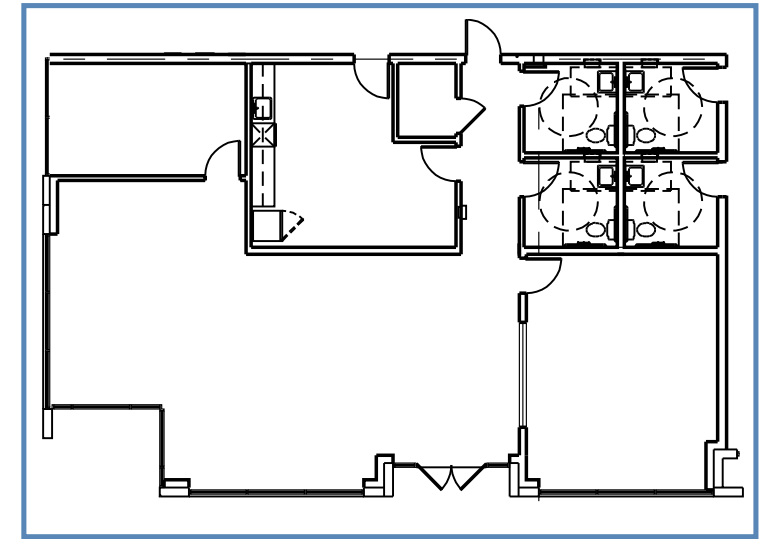


Superior Design, FUNCTIONALITY and Flexibility



Scan here to try
our interactive bay
calculator!

Connect 25 can accommodate a wide range of tenants with space available from 15,000 SF - 462,672 SF. Also, **each building has its own truck court**, allowing for easy loading and maneuverability. Each building is designed with **the end user in mind**.



BUILDING 4

Available	109,598 SF
Divisible To	± 55,000 SF
Parking Ratio	1.28/1,000
Power	4,000 amps
Clear Height	32'
Docks	38
Drive In	4 (12' x 14')
Building Depth	265'
Column Spacing	52' x 51' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2

BUILDING 3

Available	92,762 SF
Divisible To	± 46,000 SF
Parking Ratio	1.21/1,000
Power	4,000 amps
Clear Height	32'
Docks	22
Drive In	2 (12' x 14')
Building Depth	235'
Column Spacing	52' x 58' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

BUILDING 2

Available	Fully Leased
Divisible To	± 22,000 SF
Parking Ratio	2.38/1,000
Power	3,000 amps
Clear Height	32'
Docks	25
Drive In	2 (12' x 14')
Building Depth	140'
Column Spacing	52' x 40' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	N/A

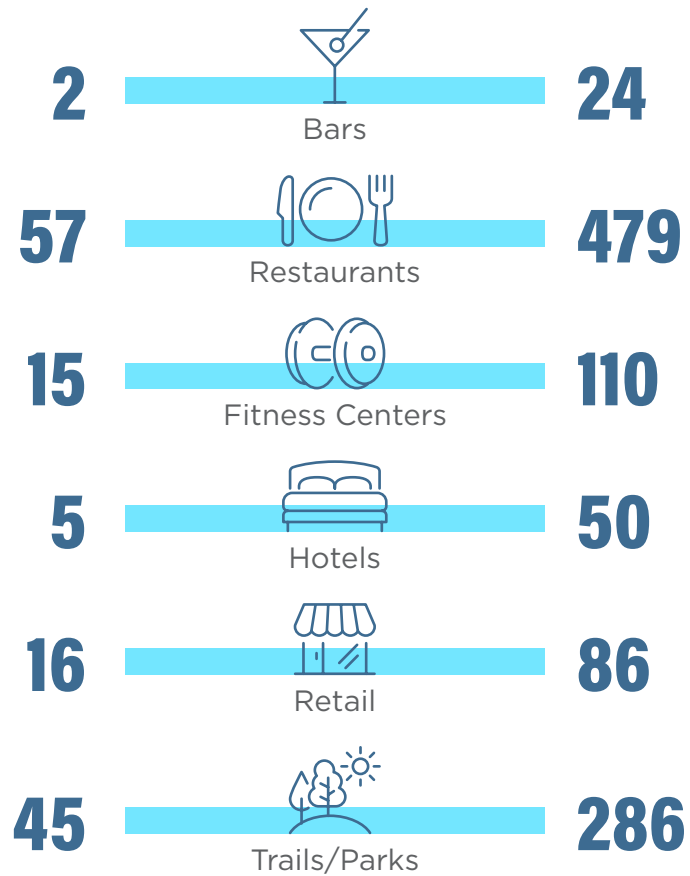
BUILDING 1

Available	64,931 SF
Divisible To	± 18,000 SF
Parking Ratio	1.51/1,000
Power	3,000 amps
Clear Height	32'
Docks	27
Drive In	2 (12' x 14')
Building Depth	130'
Column Spacing	52' x 35' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

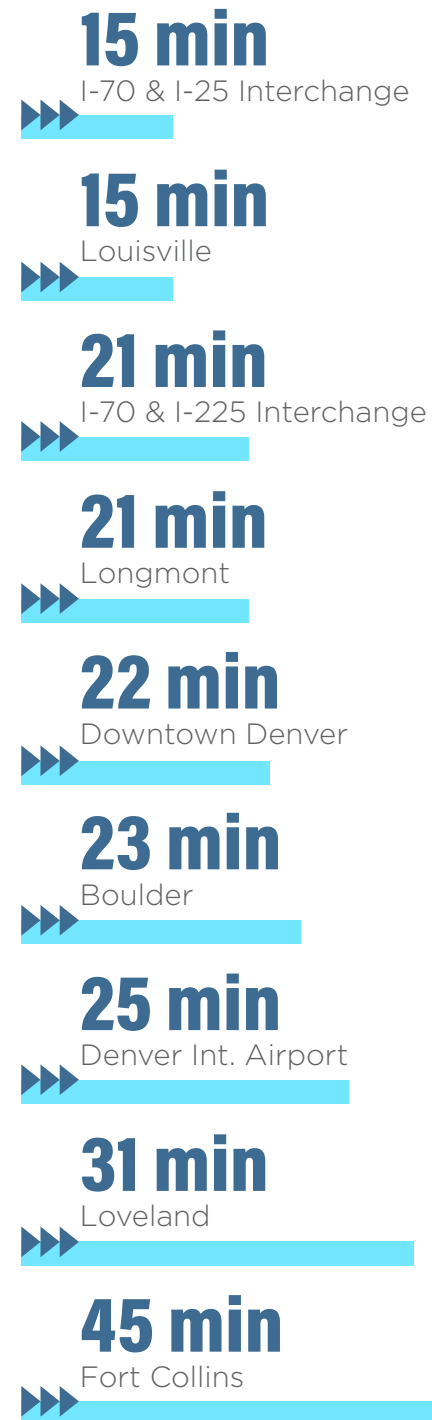
Prime Proximity to Strong

WORKFORCE & MAJOR HIGHWAYS

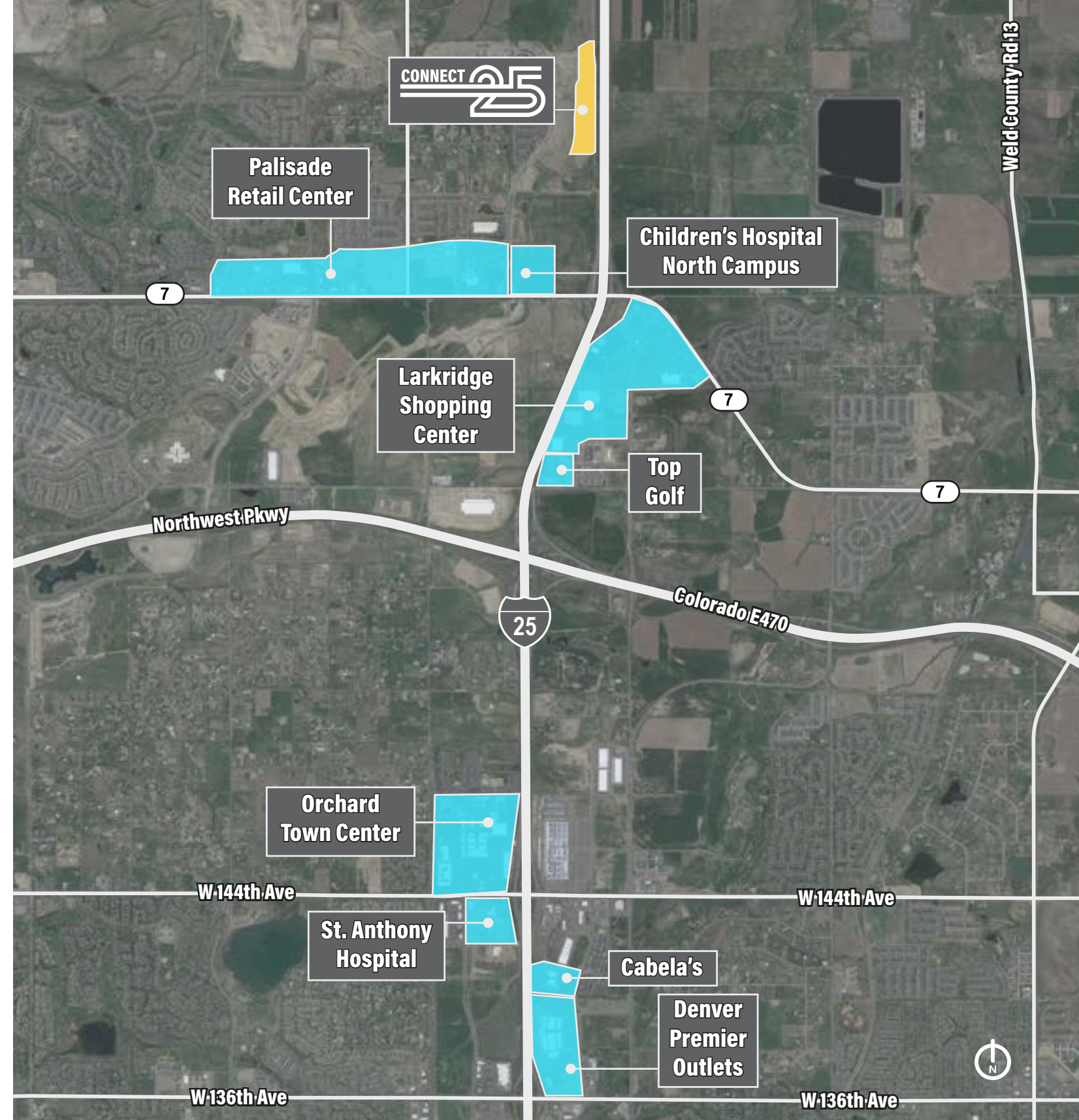
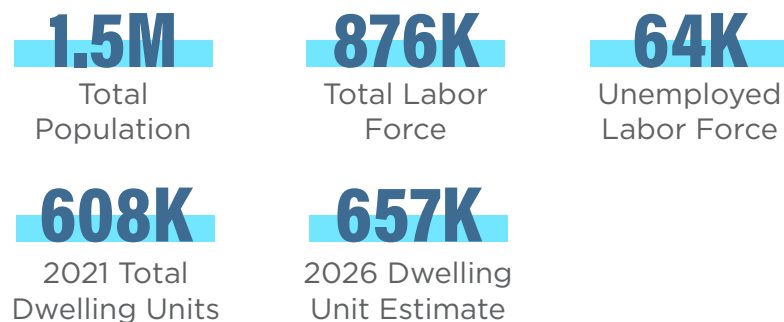
WITHIN 5 MILES



WITHIN 10 MILES



WITHIN 30 MILES



50,000 dwelling units to be added within **30 min. drive** of Connect 25 over the next **5 years**, bringing an estimated additional **72,000 people** to the labor force and an additional **17,000 blue collar workers**

CONNECT 25

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