

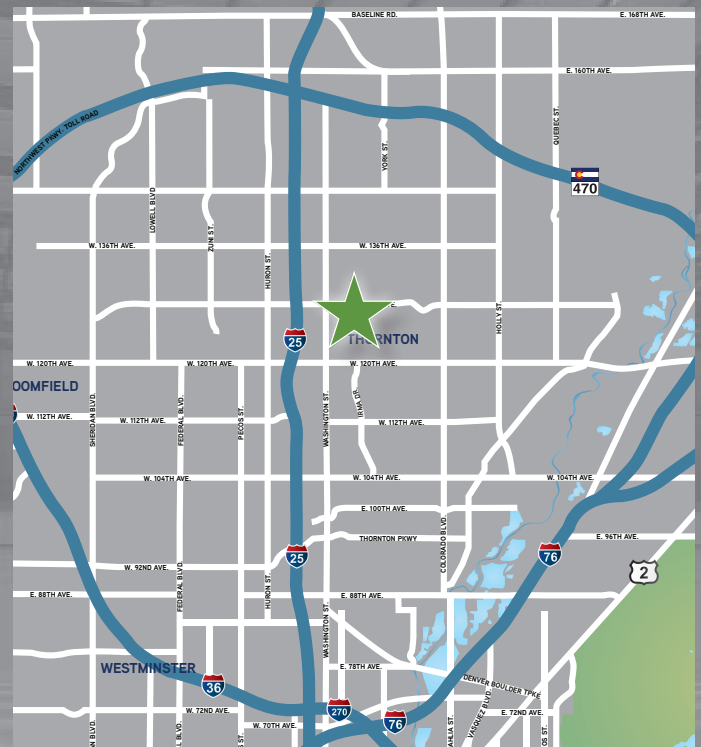


451-491 E. 124th Avenue Thornton, CO 80241

- Excellent owner/user opportunity.
- Located in the Washington Square Business Park.
- Available September 1, 2025
- Easy access via I-25 and 120th Avenue.
- Hard to find high cube space on the north side.
- Excess lot for storage/parking

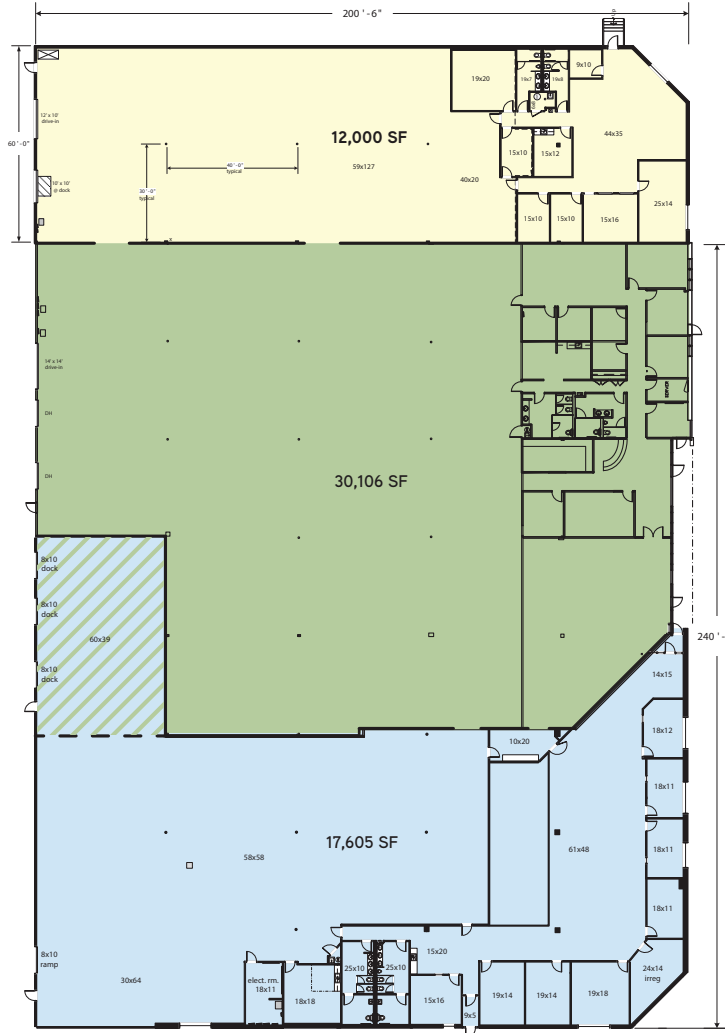
Highlights

Sales Price:	\$10,500,000
Lease Rate:	\$10.00 - \$12.00/SF NNN (Depending on Size)
Total SF:	59,711 SF
Available SF:	59,711 SF Divisible to 12,000 SF
Office SF:	17,527 SF
Warehouse SF:	42,184 SF
2024 NNN:	\$5.22/SF
Loading:	Six (6) Dock High & Three (3) Drive-Ins
Ceiling Height:	18' - 20'
Zoning:	I-1
Sprinkler:	Yes
Power:	775 Amps, 277/480V (3 Separate Services)
Excess Lot:	4.96 Acres Total (0.66 Acres Excess Parking/ Storage)



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Space Plan



Flex Area
2,395 SF

12,000 SF

One (1) 10' x 10' DH
One (1) 12' x 10' DI
3,522 SF Office

30,106 SF

One (1) 14' x 14' DI
Two (2) DH
Approx. 7,118 SF Office

17,605 SF

Four (4) DH
One (1) DI
Approx. 6,887 SF Office
(20,000 SF to Encompass 3 DH)



BROKERAGE
DISCLOSURE

Broker Contact



T.J. Smith, SIOR
(303) 283-4576
tj.smith@colliers.com

David Hazlett
(303) 283-4573
david.hazlett@colliers.com

www.colliers.com

Owner Contact



John Strabel
Regional Director
8200 Park Meadows Drive, Unit 8226
Lone Tree, CO 80124
Direct: (248) 894-3974
jstrabel@firstindustrial.com

www.firstindustrial.com