



Your key to ultimate
access, visibility and
a strong workforce

4 CLASS A INDUSTRIAL
BUILDINGS TOTALING
462,672 SF

1 year **FREE RENT** on 1 bay!
40,000 SF+
Min 5 - year deal!

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



E-470
Interchange

Hwy-7
Interchange

Denver

Fort Collins

Boulder



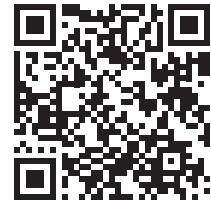
Huron Street

Spinnaker Way

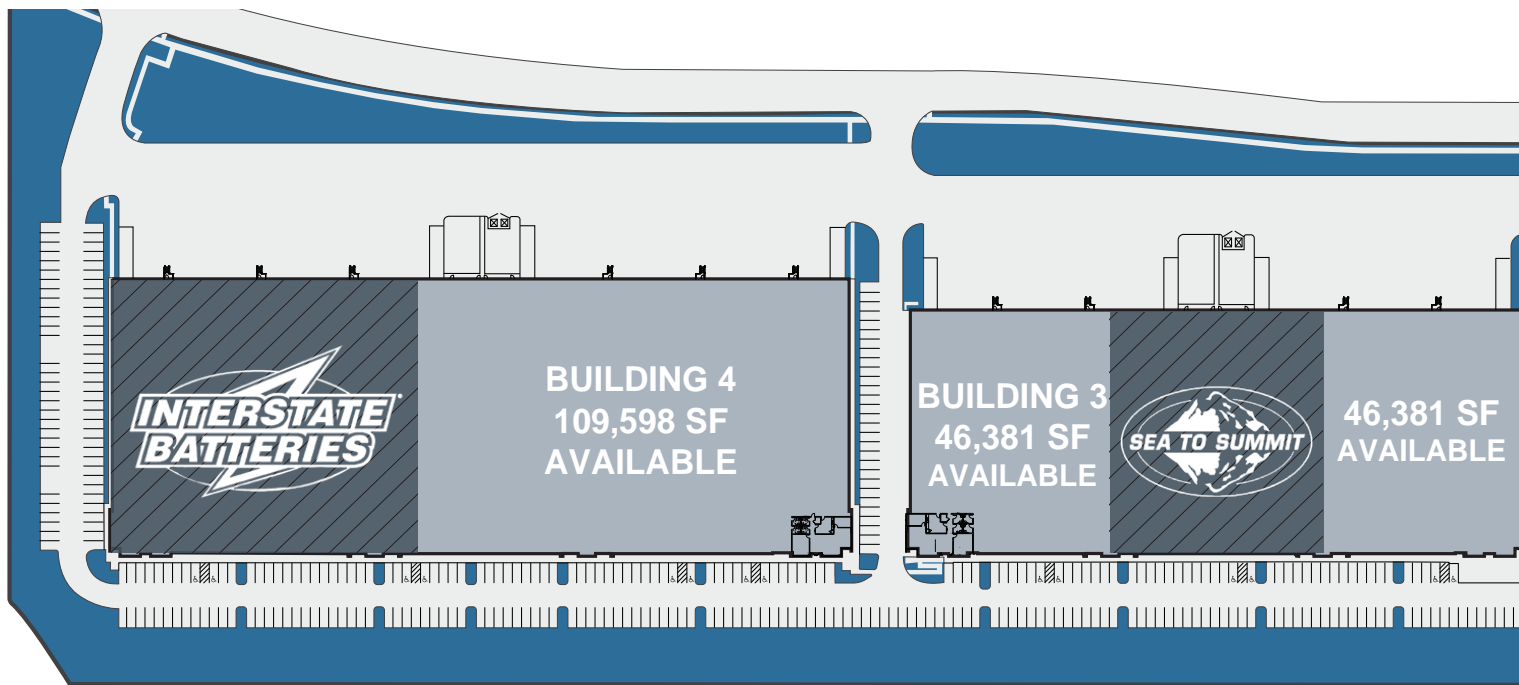
Netta Drive

Spano Park

Superior Design, FUNCTIONALITY and Flexibility



Scan here to try
our interactive bay
calculator!



BUILDING 4

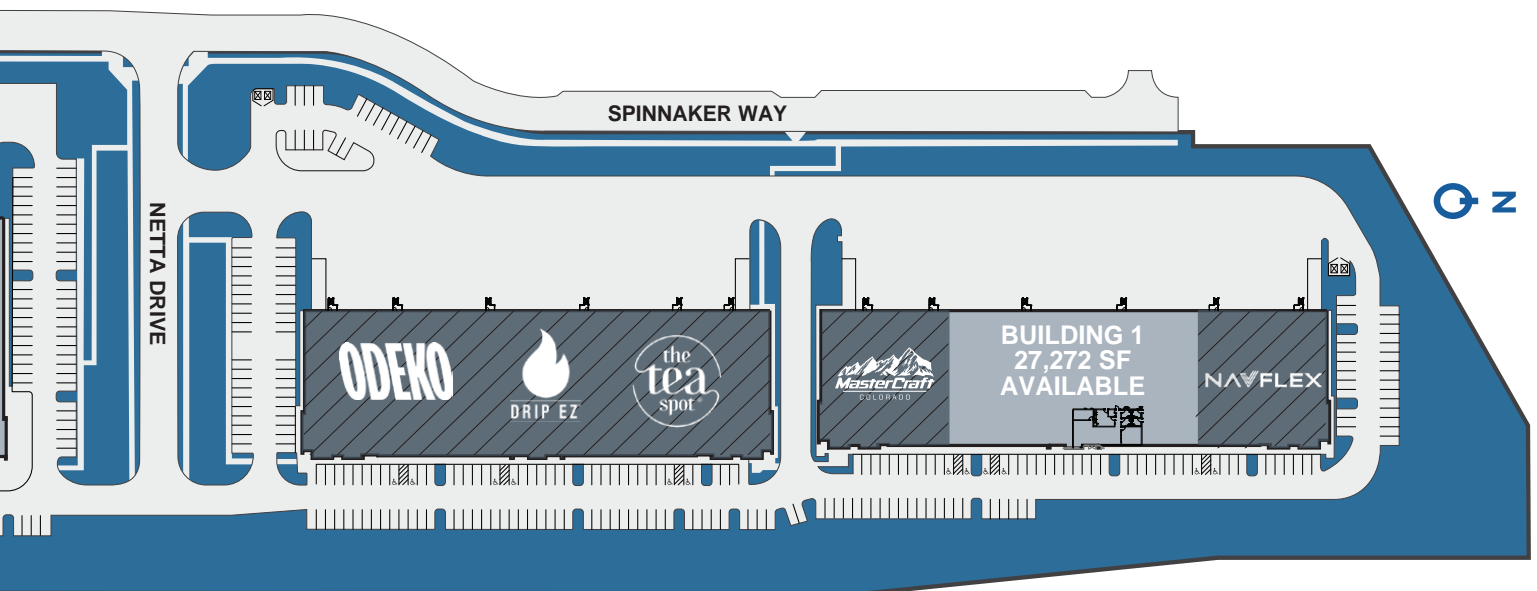
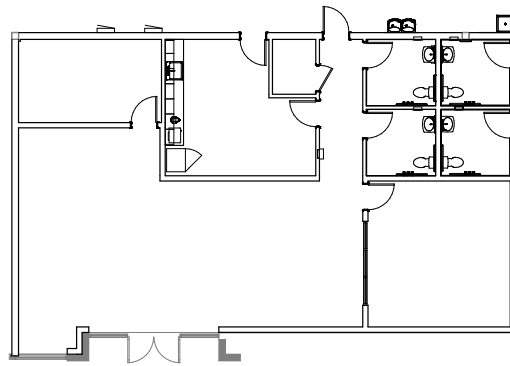
Available	109,598 SF
Divisible To	± 55,000 SF
Parking Ratio	1.28/1,000
Power	4,000 amps
Clear Height	32'
Docks	38
Drive In	4 (12' x 14')
Building Depth	265'
Column Spacing	52' x 51' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025

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

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**.

Spec Office Design



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

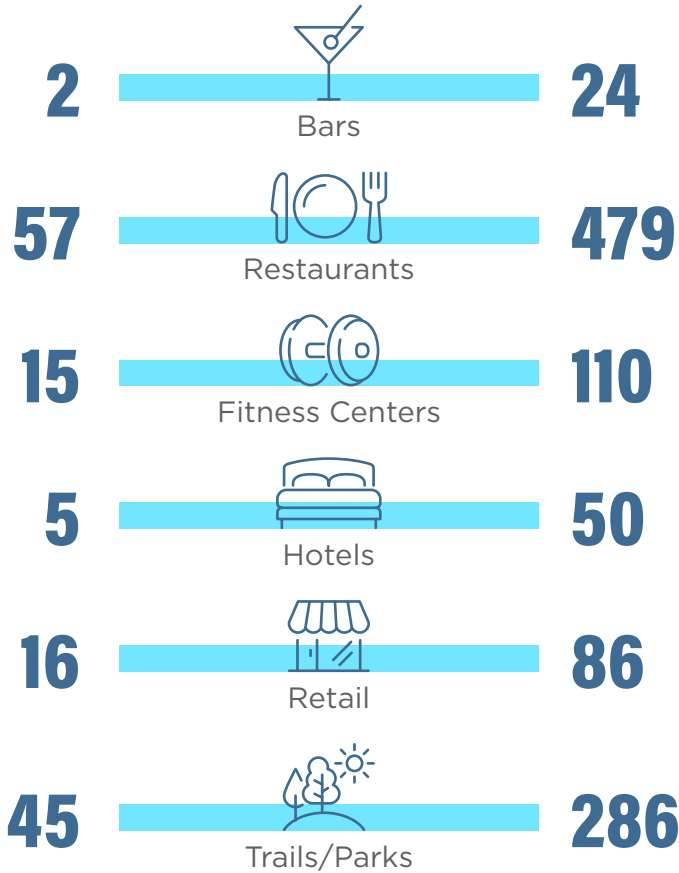
Available	27,272 SF
Parking Ratio	1.51/1,000
Power	3,000 amps
Clear Height	32'
Docks	27
Drive In	2 (12' x 14')
Building Depth	130'
Column Spacing	52' x 35' 60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

Prime Proximity to Strong

WORKFORCE &

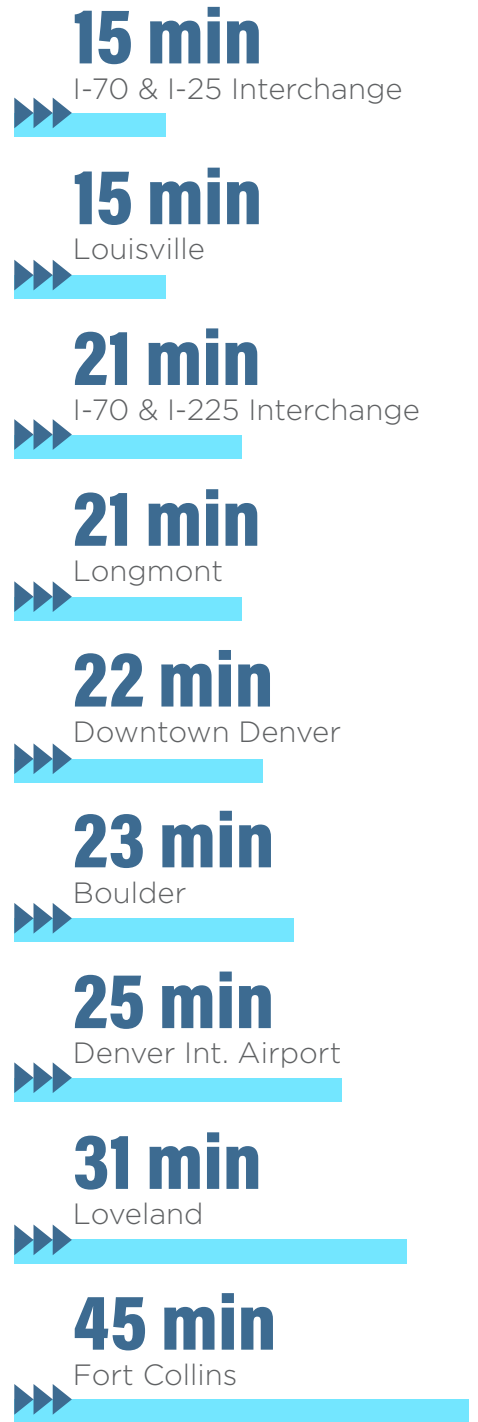
MAJOR HIGHWAYS

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

Carmon Hicks, SIOR

+1 303 217 7972
carmon.hicks@jll.com

Jason White

+1 303 390 5200
jason.white@jll.com

Patrick McGettigan

+1 303 217 7956
patrick.mcgettigan@jll.com

scan to visit connect25denver.com



G | I | D
INDUSTRIAL



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

