

# POINT CENTRAL BUSINESS PARK

1051 EAST 73RD AVENUE | DENVER, COLORADO

AT THE CENTER OF  
CONNECTIVITY



## NOW DELIVERED

**Point Central Business Park** is comprised of over 157,000 SF in two Class A Industrial buildings on a 9.5 acre site that is ideally situated in Denver's central industrial submarket. The infill location provides tenants with immediate access to all of Denver's primary interstates within minutes and encompasses Metro Denver's largest labor pool. The design of both buildings allows for flexible divisibility to suit any size company. Point Central Business Park is the premier industrial development in Central Denver.



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## PROPERTY FEATURES

|                          |  |
|--------------------------|--|
| <b>Total Site Size</b>   | 9.57 AC  |
| <b>Total Size</b>        | ±157,473 SF  |
|                          | Building 1: 82,855 SF  |
|                          | Building 2: 74,618 SF  |
| <b>Suite Size</b>        | 13,520 - 82,855 SF   |
| <b>Spec Office</b>       | ±2,358 SF In each building   |
| <b>Dock High Loading</b> | Building 1: 13 Dock high doors<br>(12 additional knock outs)<br>Building 2: 14 Dock high doors<br>(11 additional knock outs) |
| <b>Drive-In Loading</b>  | 4 Drive-in doors (each building)   |
| <b>Parking Ratio</b>     | 1.5/1,000  |
| <b>Clear Height</b>      | 32'  |
| <b>Truck Court</b>       | 190' shared  |
| <b>Power</b>             | 2,000A/480v/3p (each building)   |
| <b>Sprinklers</b>        | ESFR   |
| <b>Zoning</b>            | I-1 (Adams County)   |
| <b>Mill Levy</b>         | 98.659   |
| <b>2024 OPEX</b>         | \$3.75/SF (estimated)  |

## PROPERTY HIGHLIGHTS



**Easy Access to  
Major Highways**



**Minutes from  
Downtown Denver**



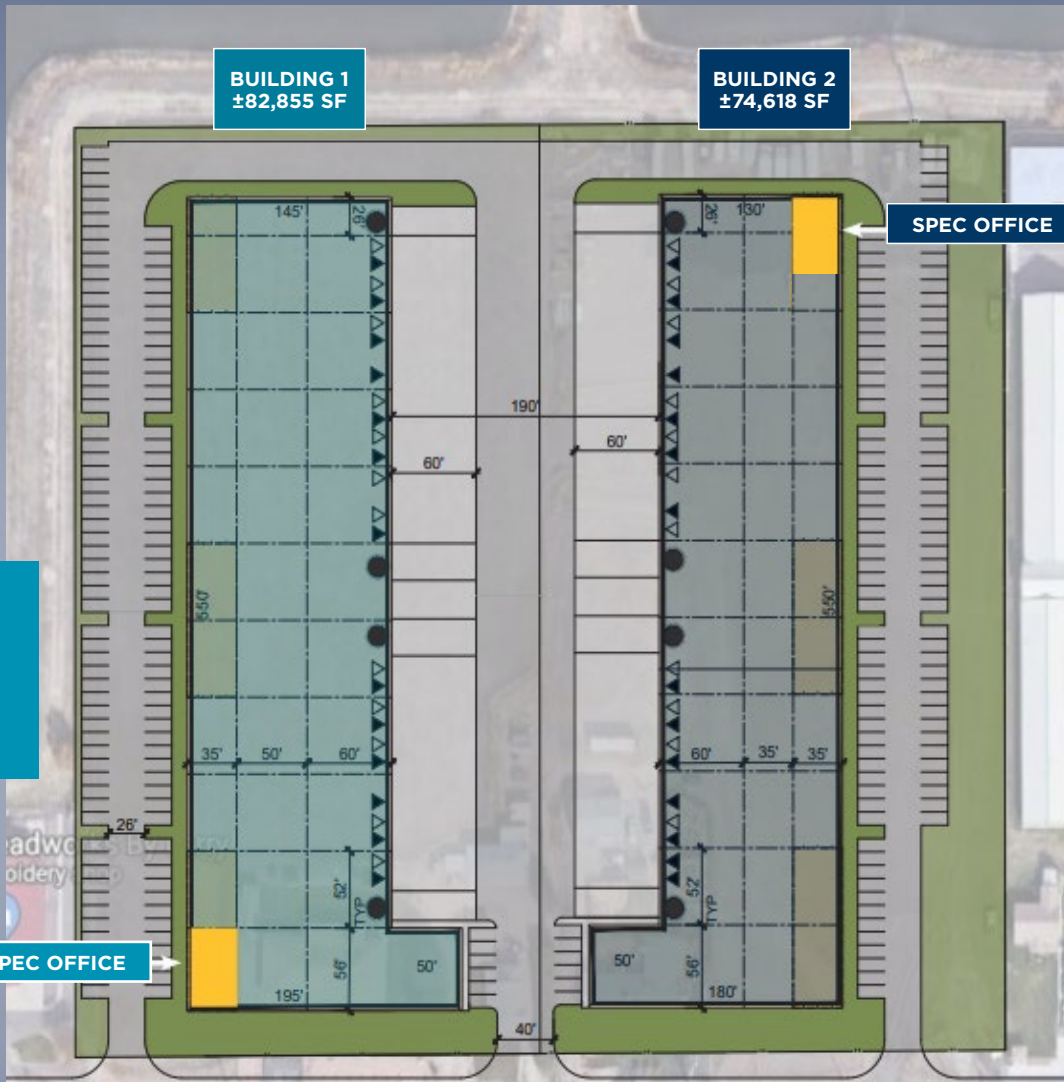
**Very competitive  
mill levy within  
Unincorporated  
Adams County**

- Flexible divisibility
- Clerestory windows
- High Parking Ratio
- Monument and building signage available
- Excellent access to I-25, I-76, I-270, US-36, and I-70
- Located within Adams County Enterprise Zone and Colorado Opportunity Zone
- Highway Visibility from I-270 (85,000 VPD)

**Sale Price Owner will consider sale**



# SITE PLAN



## SITE LEGEND

- ▲ NEW DOCK HIGH TRUCK DOOR
- △ FUTURE DOCK HIGH TRUCK DOOR
- FUTURE GRADE LEVEL TRUCK DOOR

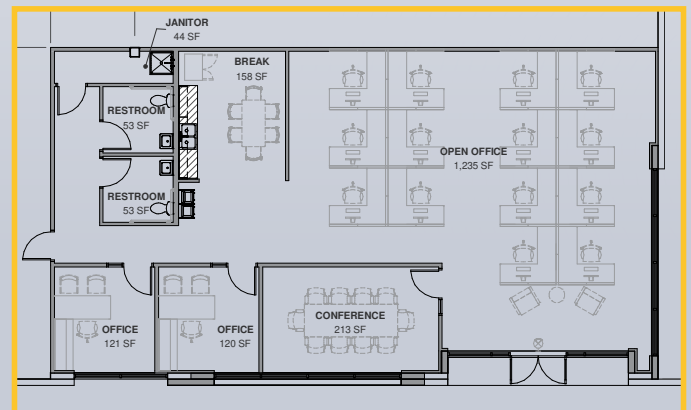
## Building 1

- Total Size** 82,855 SF
- Minimum Divisibility** 15,080 SF
- Spec Office** ±2,358 SF
- Dock High Loading** 13 Dock high doors  
(12 additional knock outs)
- Drive-In Loading** Four (4)

## Building 2

- Total Size** 74,618 SF
- Minimum Divisibility** 13,520 SF
- Spec Office** ±2,358 SF
- Dock High Loading** 14 Dock high doors  
(11 additional knock outs)
- Drive-in Loading** Four (4)

## Conceptual Spec Office Plan



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## DRIVE TIMES & ACCESS

Source: Google

| DESTINATION     | DRIVE TIMES | NO. MILES |
|-----------------|-------------|-----------|
| I-25            | 3 Minutes   | 1.4 Miles |
| I-270           | 3 Minutes   | 1.5 Miles |
| I-76            | 4 Minutes   | 1.8 Miles |
| I-70            | 6 Minutes   | 4 Miles   |
| Downtown Denver | 6 Minutes   | 4 Miles   |
| DEN             | 32 Minutes  | 21 Miles  |



DOWNTOWN  
DENVER



POINT CENTRAL  
BUSINESS PARK

WASHINGTON ST

BROADWAY

FOR MORE INFORMATION,  
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