



NORTH WASHINGTON COMMERCE CENTER

BUILDING A
±23,500-56,572 SF
AVAILABLE FOR LEASE

1101 E 126TH AVENUE
THORNTON, CO 80241



Joe Krahn

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Building Features

BUILDING SIZE
118,422 SF

SITE SIZE
13.62 Acres

AVAILABLE SIZE
±23,500 - ±56,572 SF

SPRINKLERS
ESFR

OFFICE SPEC SUITE
±2,000 SF

POWER
3-Phase / 480 volt /
1,600 amps

BUILDING DEPTH
181'

COLUMN SPACING
52' x 40' with 60'
speed bay

CLEAR HEIGHT
30'

ZONING
PUD

PARKING
140 stalls | 1.64:1,000

LEASE RATE
To quote

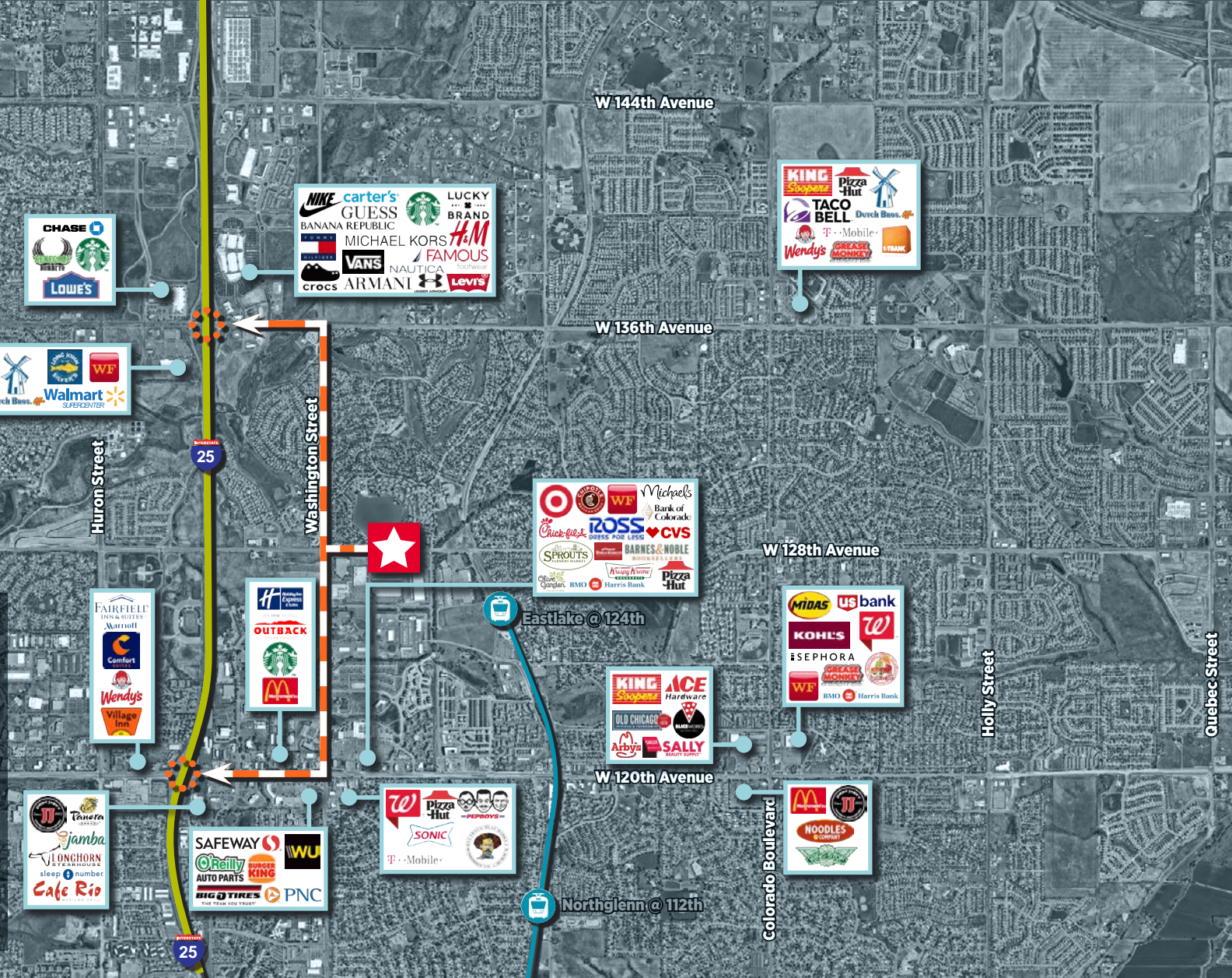
LOADING
15 dock high doors
(9'x10')
2 drive-in ramped
doors (12'x14')

**ESTIMATED
OPERATING EXPENSES
(2025)**
\$5.28/SF



Drive Times

To I-25	3 Minutes
To I-25 & I-70	12 Minutes
Downtown Denver (Coors Field)	15 Minutes
Fort Collins	40 Minutes
Boulder	26 Minutes
Denver International Airport (DEN)	27 Minutes
RTD Eastlake Station	2 Minutes .5 Mile Walk



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