



FOR LEASE

# 321 West 84th Avenue

Thornton, Colorado 80260

COME  
JOIN



Great Warehouse  
Space Available!

Lease Rate  
\$4.95/SF NNN

51,740 SF

Thornton,  
Colorado

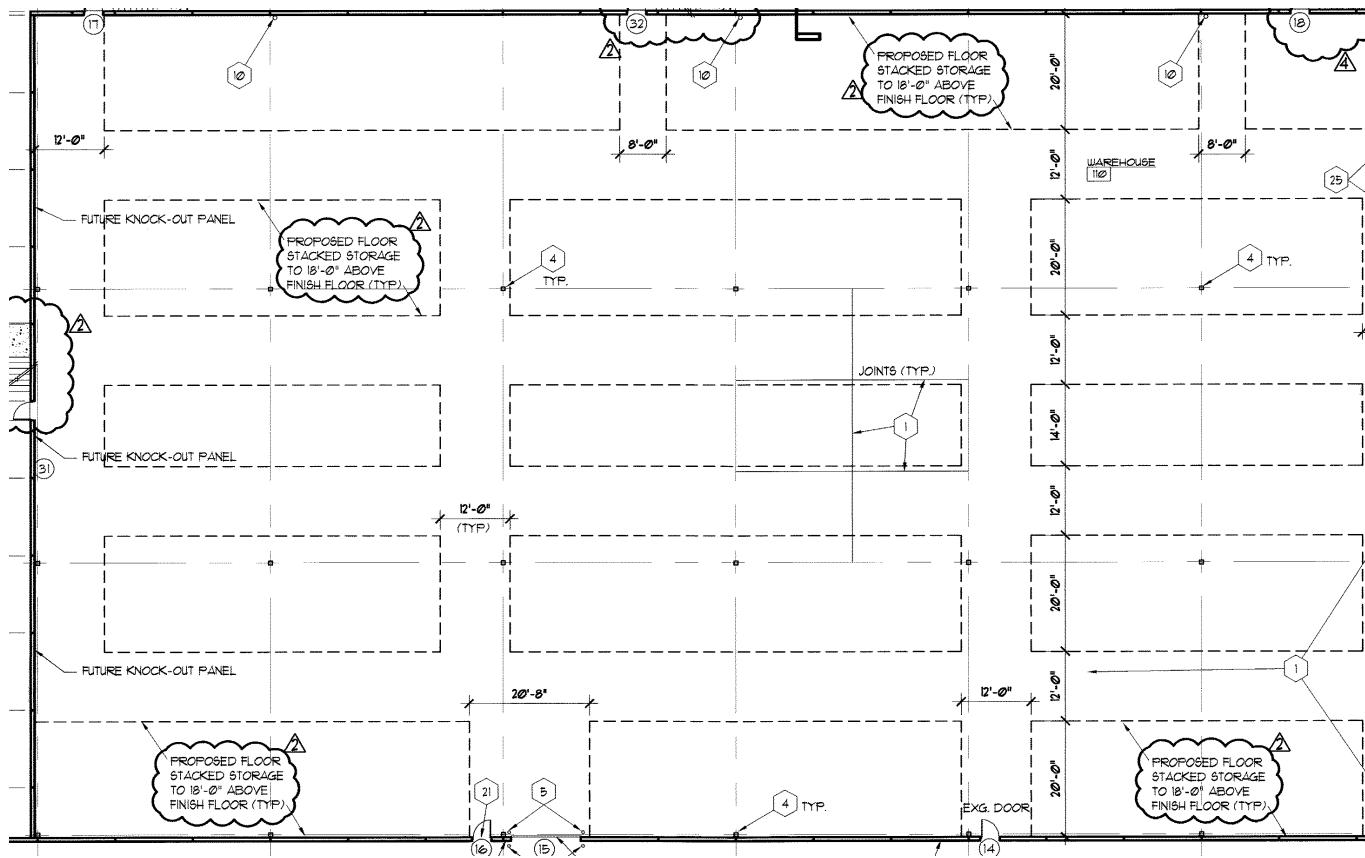
321 West 84th Avenue is located just west of I-25 off the 84th Avenue exit. This warehouse space is available for lease. This site provides excellent image and recognition, exposure with I-25 visibility and signage, as well as easy access on and off site.



**CUSHMAN &  
WAKEFIELD**

# 321 West 84th Avenue

## Floor Plan

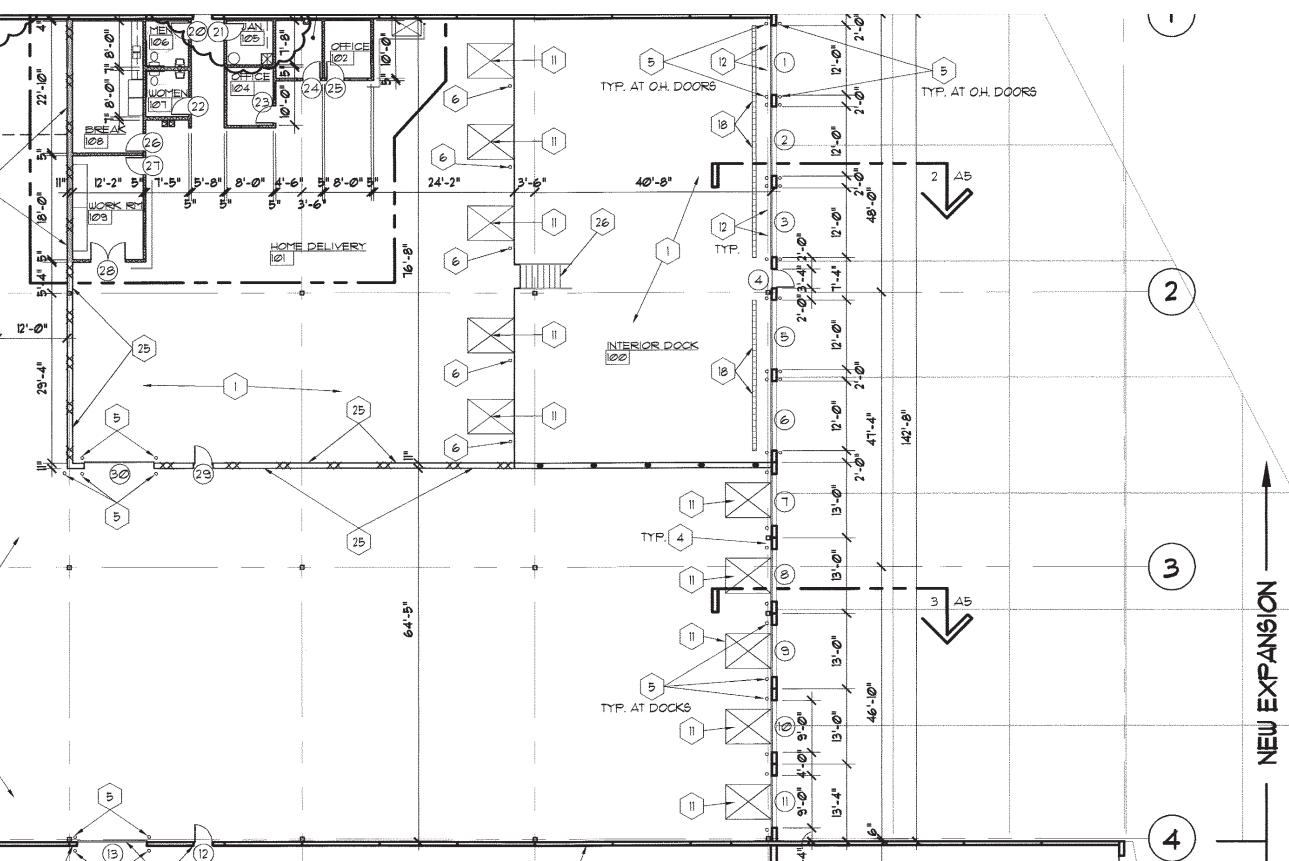


Traffic Counts		Esri, 2015
Intersection	Vehicles Per Day	
I-25 and West 80th Ave	175,000	
I-25 and West 86th Ave	157,000	

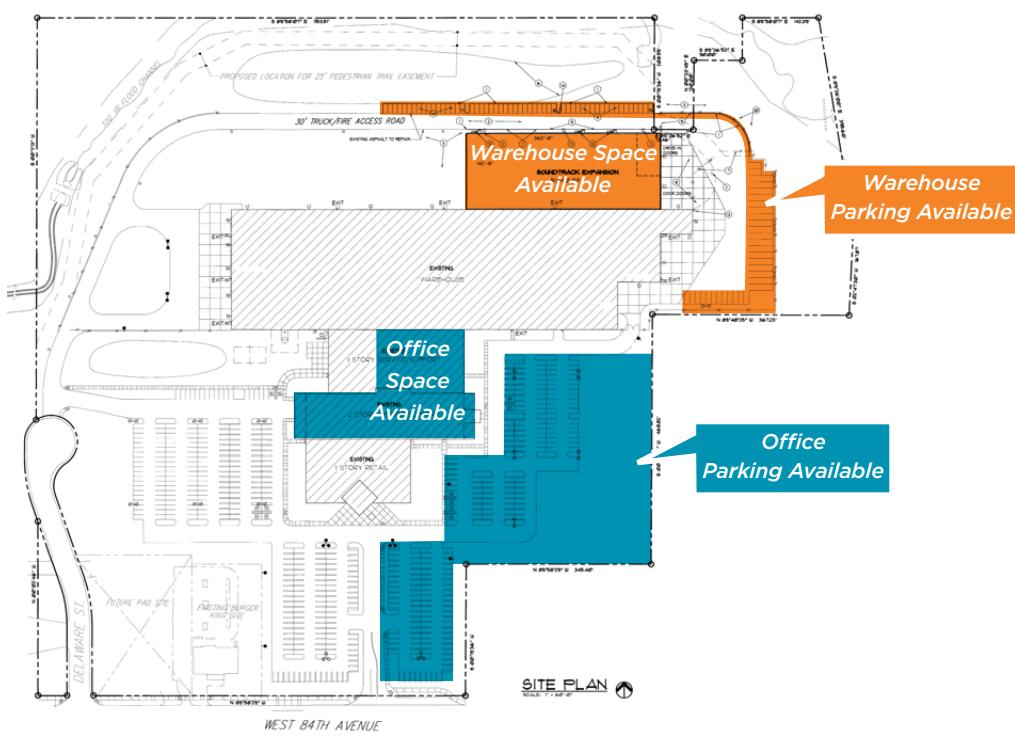
Availability			
Available SF	Lease Rate	Dock Doors	Clear Height
51,740	\$4.95/SF NNN	10	32 to 38 feet

## Property Highlights

- YOC: 2001
- Warehouse: Approximately 51,740 SF
- Office: Approximately 1,000 SF
- Clear Height: 32' to 38'
- Sprinklered: ESFR
- 5 Dock-high and levelers
- 5 Covered dock-high and levelers
- Restrooms: 2
- Parking: 56 Spaces
- Trailer Parking: 30 Spaces



## Site Plan





FOR LEASE

# 321 West 84th Avenue

Thornton, Colorado 80260



For more information, please contact:

**David Fried**  
Managing Director  
+1 303 312 4247  
david.fried@cushwake.com

**Robert Hudgins**  
Director  
+1 303 729 2342  
robert.hudgins@cushwake.com

**Tyler Voell**  
Associate  
+1 303 729 2337  
tyler.voell@cushwake.com

8390 East Crescent Parkway, Suite 450  
Greenwood Village, Colorado 80111

T +1 720 554 0789  
F +1 720 554 0798

[cushmanwakefield.com](http://cushmanwakefield.com)