



**CUSHMAN &
WAKEFIELD**

FOR LEASE

321 West 84th Avenue

Thornton, Colorado 80260

**COME
JOIN**



**Great Warehouse
Space Available!**

**Lease Rate
\$4.95/SF NNN**

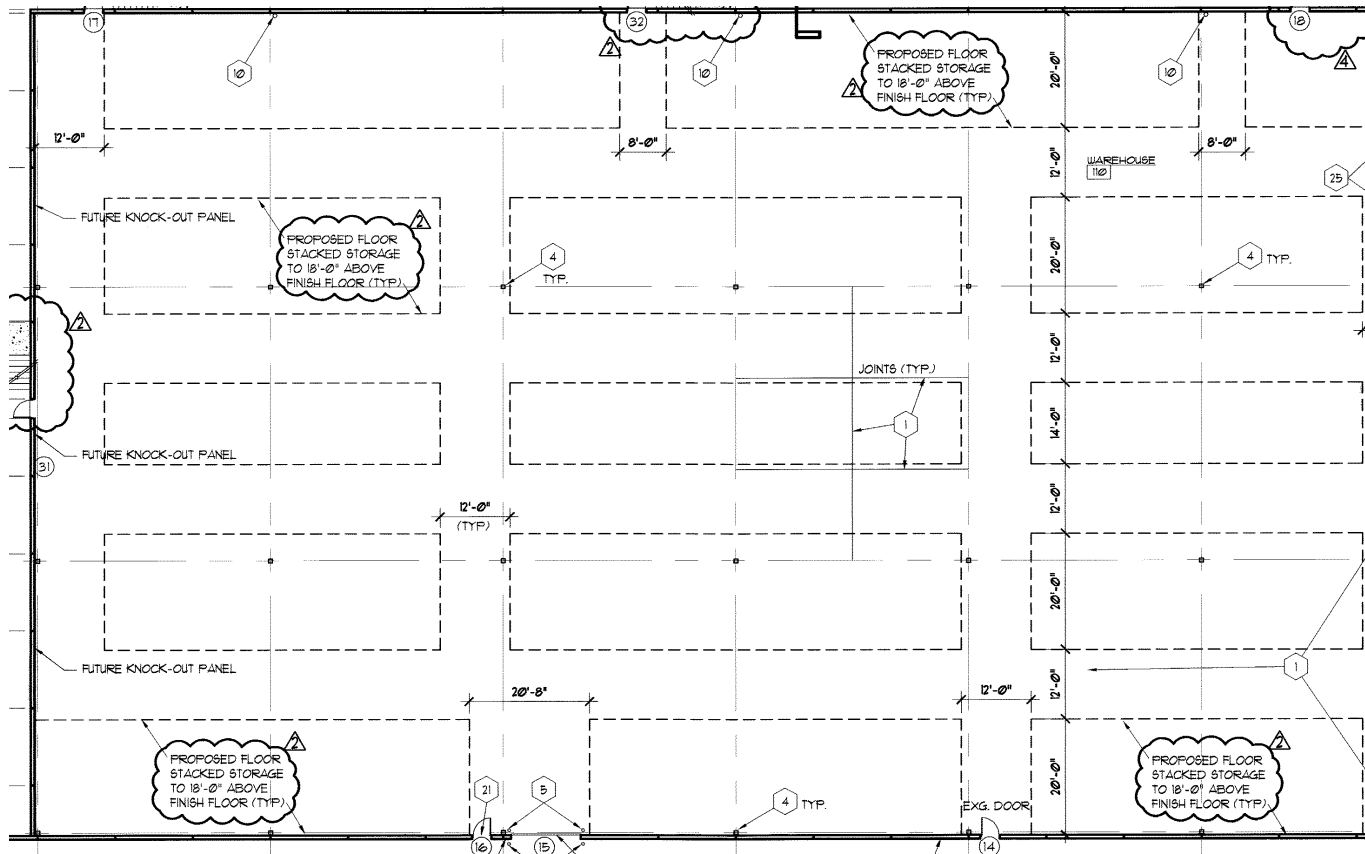
51,740 SF

**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.



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

Demographics

Esri, 2015

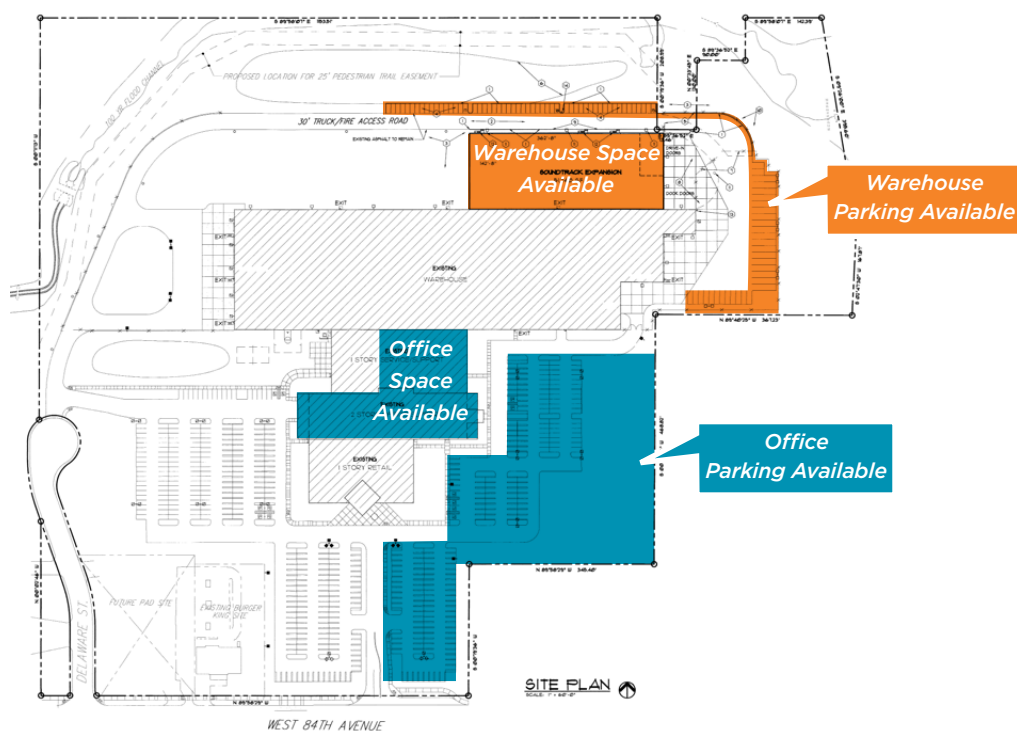
	1 Mile	3 Miles	5 Miles
Population	21,601	133,207	309,741
Households	7,510	47,170	112,768
Average HH Income	\$48,377	\$53,699	\$60,327

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





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For more information, please contact:

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