



# 5280 LOGISTICS PARK | BUILDING 2

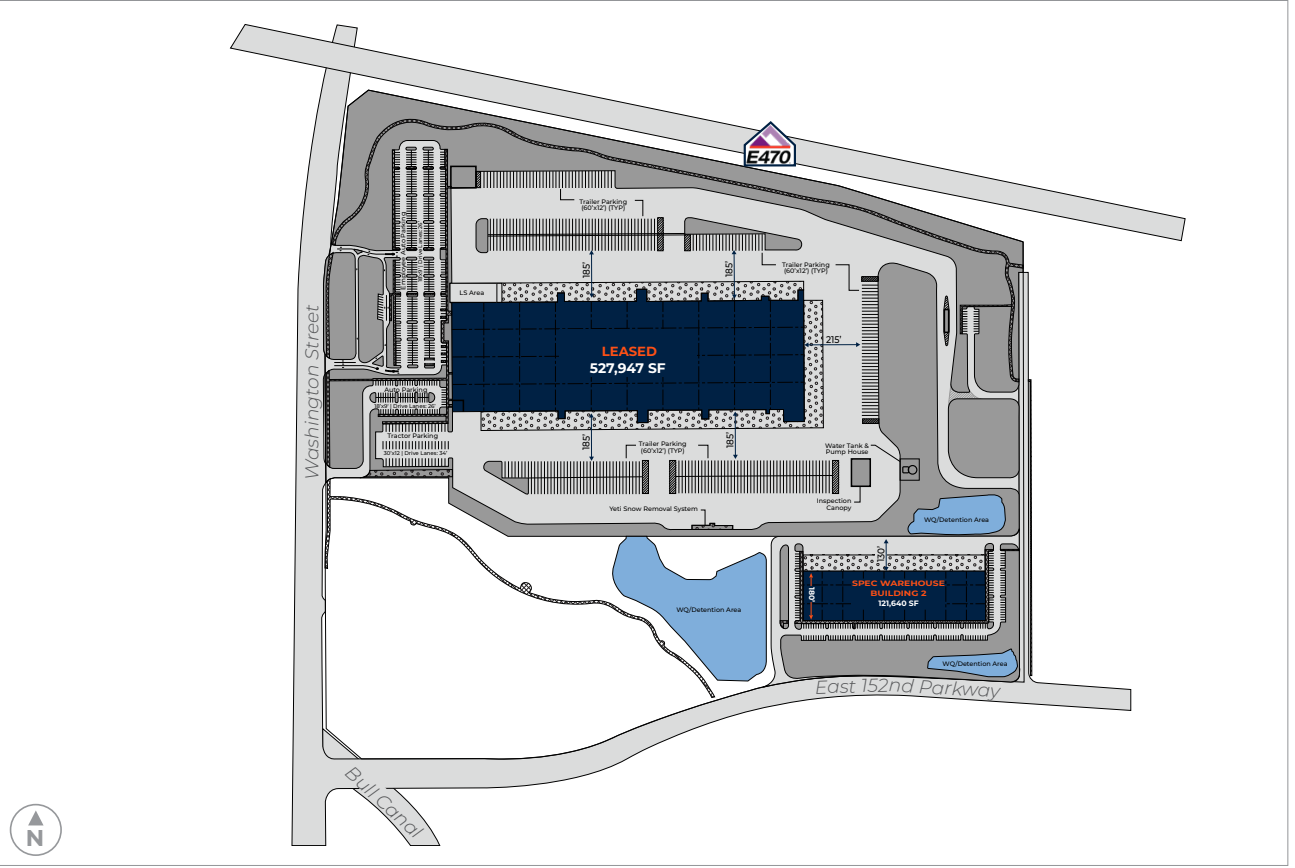
THORNTON, COLORADO

**BUILD-TO-SUIT  
CONSTRUCTION READY**

121,640 SF | AVAILABLE FOR LEASE OR SALE

5280 Logistics Park, Building 2 is part of a two-building Class A logistics development located in the thriving North Denver industrial submarket. Offering build-to-suit opportunities and ready for construction, Building 2 has direct access to I-25 and E-470. 5280 Logistics Park is positioned well to reach a rich labor pool and a high-growth region of Colorado.





121,640 SF available on 9 acres



130' truck court



220 - auto parking spaces



Spec office space



LED exterior lighting



ESRF sprinkler system



Rear-load configuration



2500 amp electrical service

**Development**



**CHAD AKABANE**

214 777 4305 (o)  
chad.akabane@hillwood.com

**Leasing**



**TYLER REED, SIOR**

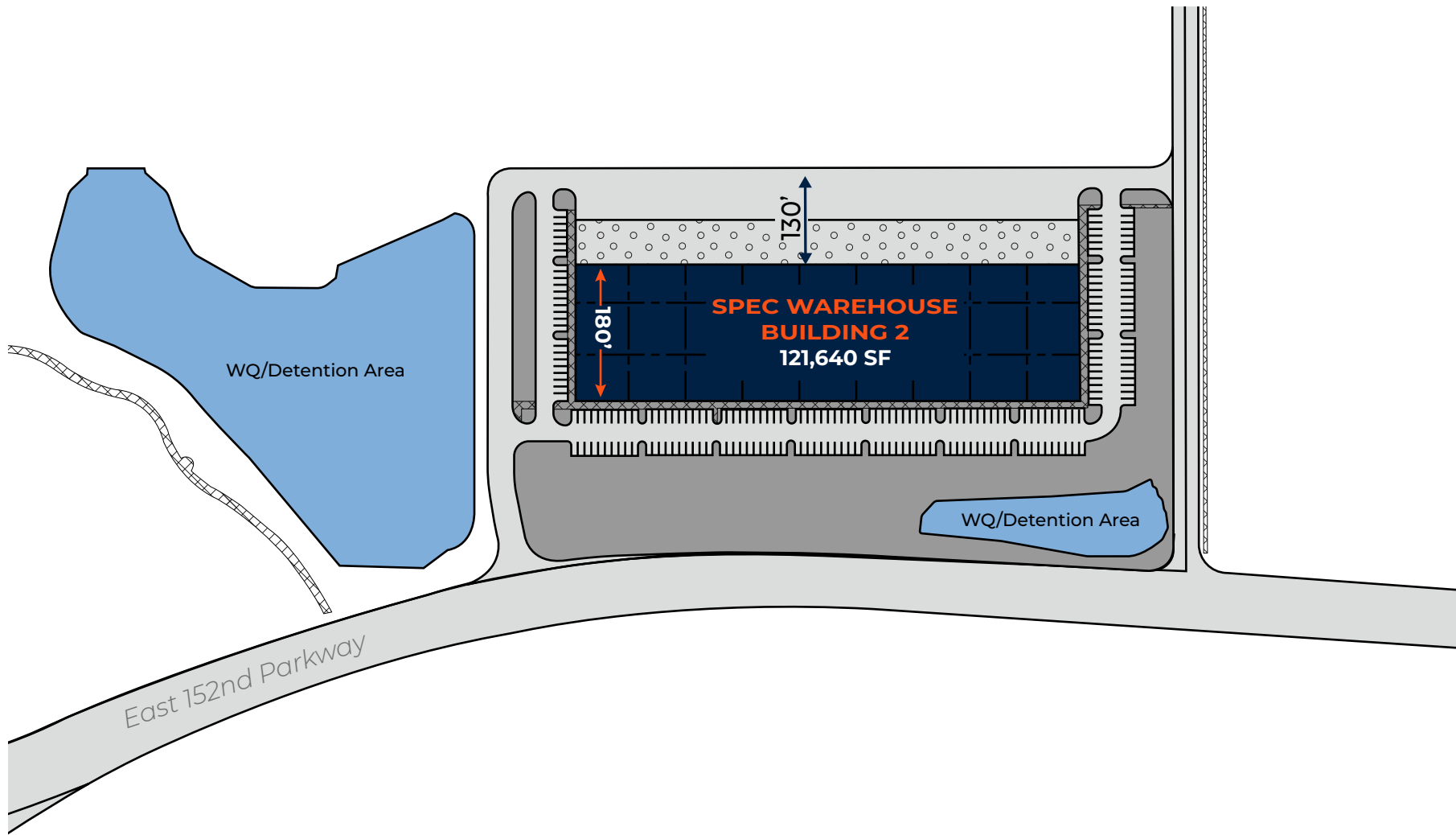
303 957 5319 (o) | 303 601 4663 (c)  
tyler.reed@streamrealty.com

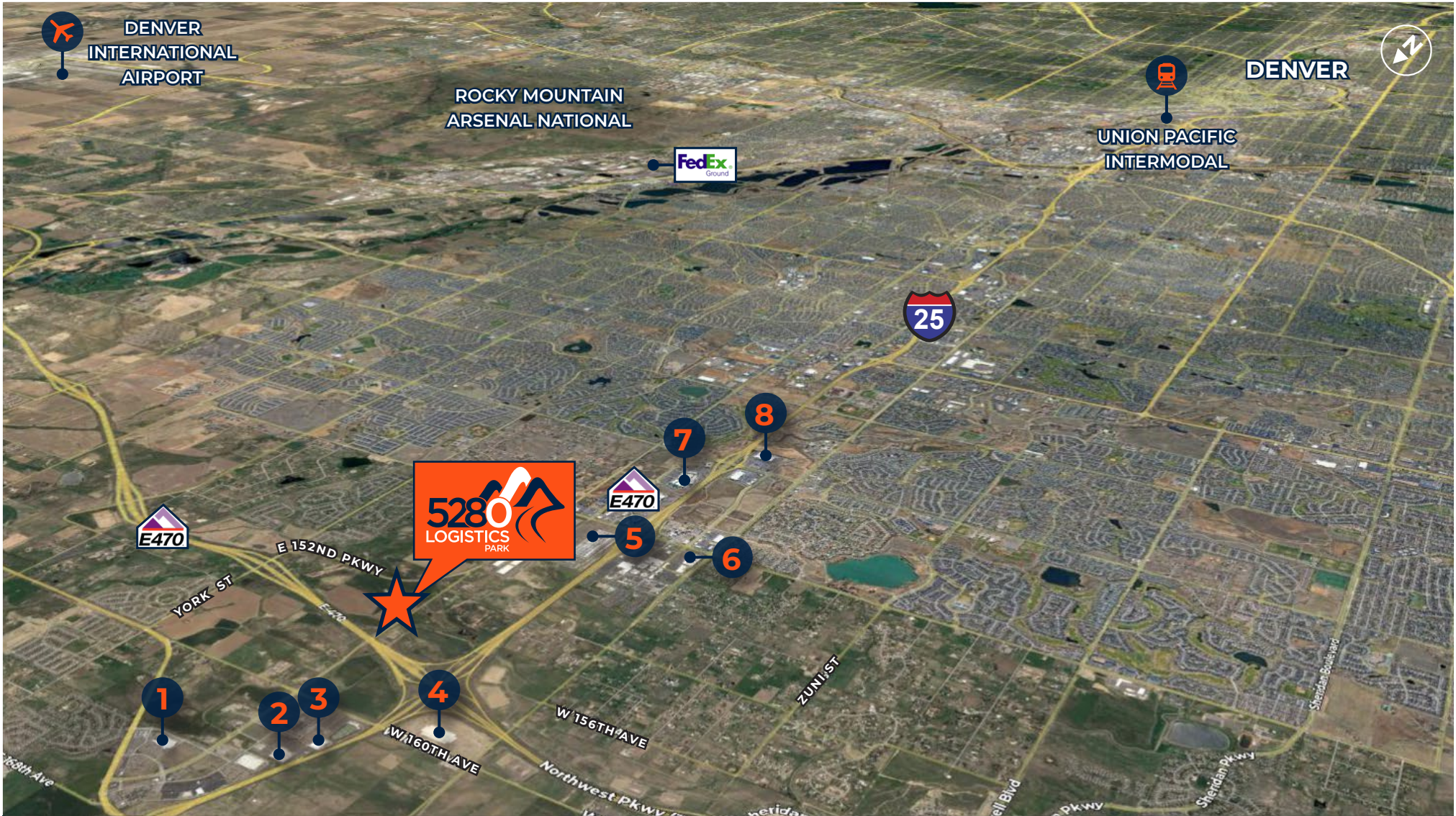
**PETER BEUGG, SIOR**

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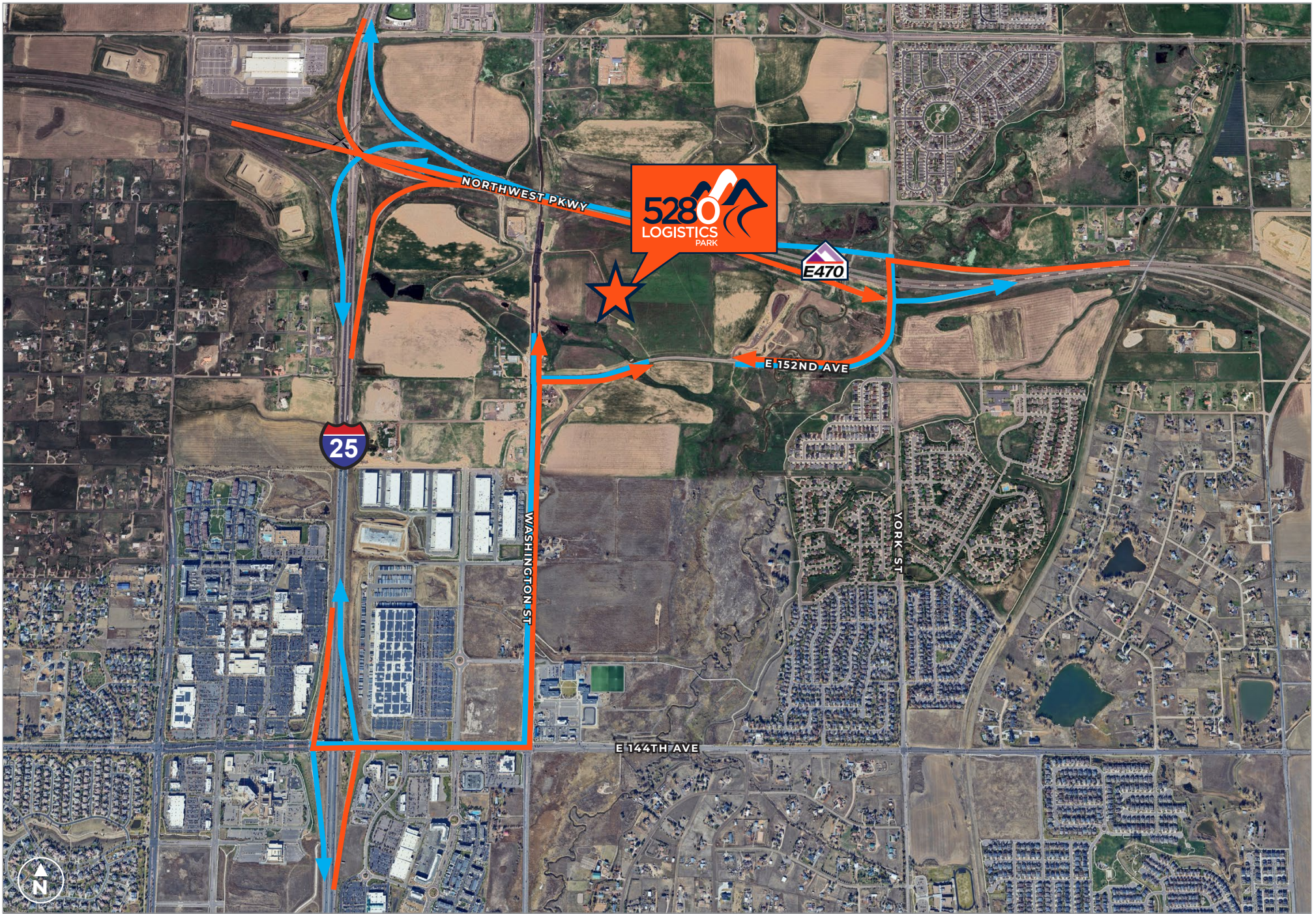


### BUSINESSES

- |                                   |                           |
|-----------------------------------|---------------------------|
| 1. Home Depot                     | 5. Amazon - DEN3          |
| 2. Costco Wholesale               | 6. Target                 |
| 3. Floor & Decor                  | 7. Denver Premium Outlets |
| 4. Amazon Delivery Station - DDV3 | 8. Walmart                |

### DRIVE TIMES

- |                  |          |         |                              |          |         |
|------------------|----------|---------|------------------------------|----------|---------|
| FedEx Ground Hub | 13.7 mi. | 26 min. | Union Pacific Intermodal     | 16.3 mi. | 26 min. |
| Denver, CO       | 19.2 mi. | 27 min. | Denver International Airport | 24.9 mi. | 25 min. |



**5280**  
LOGISTICS  
PARK

**25**

**E470**

**E 152ND AVE**

**WASHINGTON ST**

**YORK ST**

**E 144TH AVE**



# 5280 LOGISTICS PARK

THORNTON, COLORADO | 121,640 SF | AVAILABLE FOR LEASE OR SALE

**BUILDING 2**

## INGRESS / EGRESS



# CONTACT

## DEVELOPMENT



### CHAD AKABANE

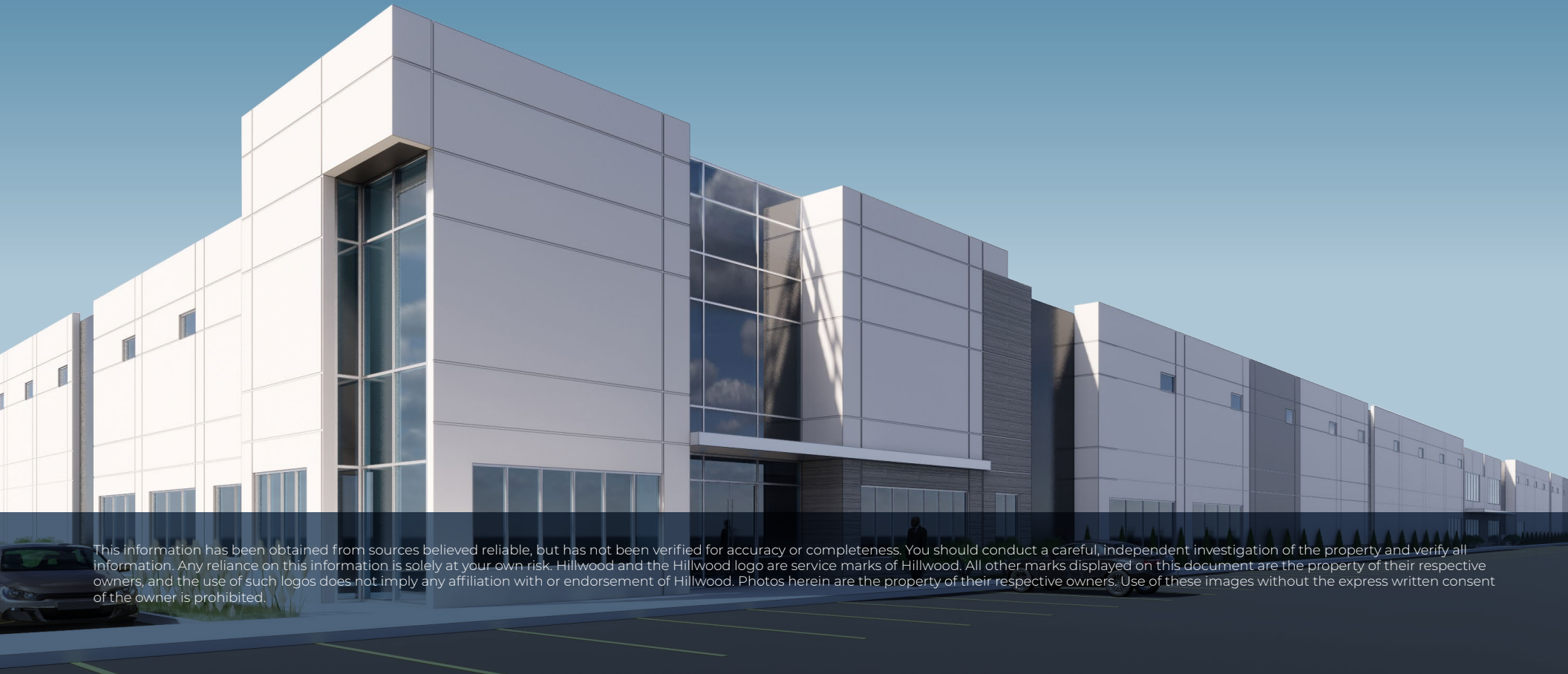
214 777 4305 (o) 3000 Turtle Creek Boulevard  
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## LEASING/SALES



### TYLER REED, SIOR

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