

FOR LEASE

Owned and Operated by  **LINK**

NORTH CENTRAL LOGISTICS CENTER

7450 Clayton Street, Denver, CO 80229 | Building A

±102,830 SF



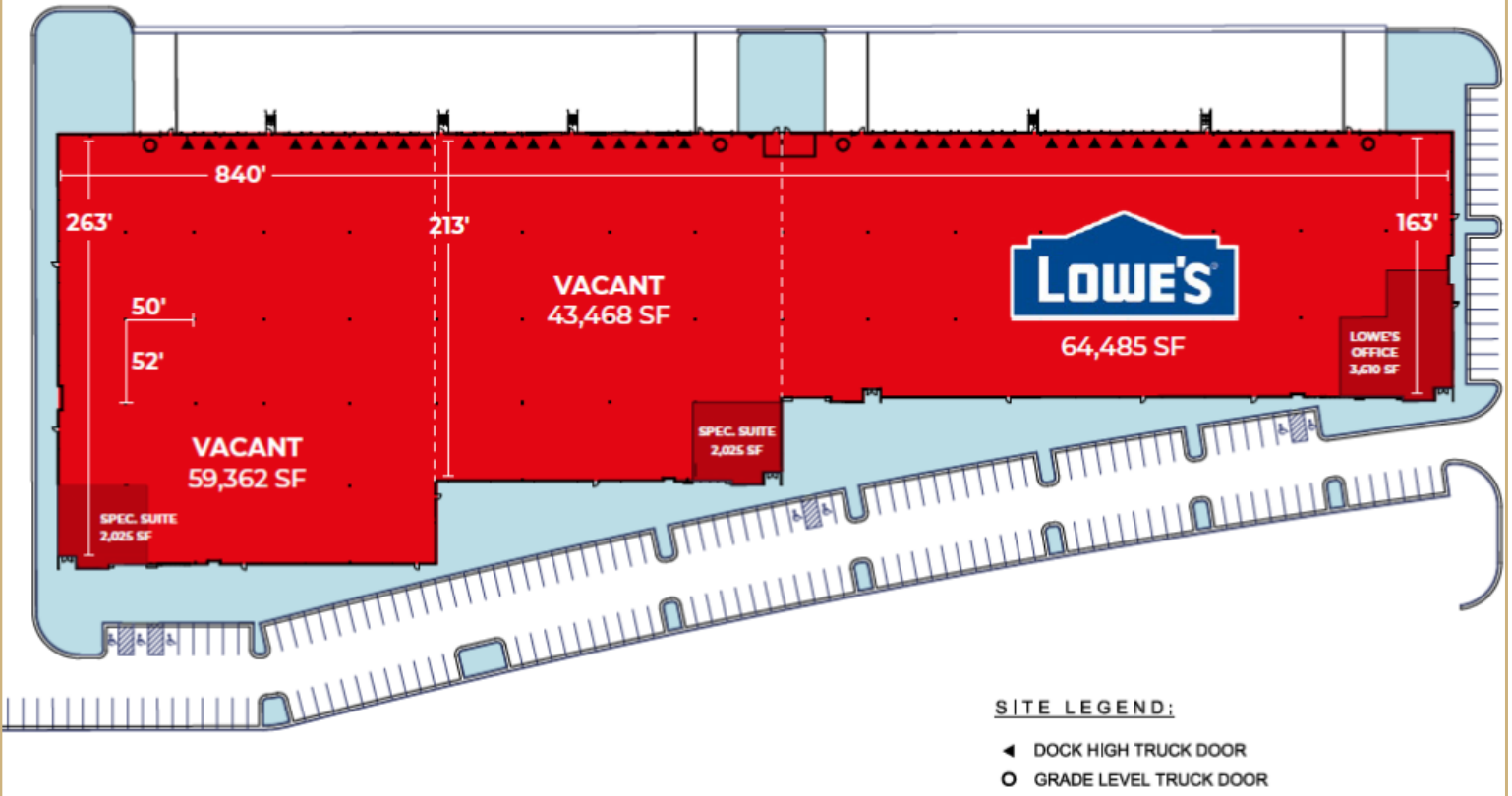
**BROKER INCENTIVE
\$1.00/SF BONUS
COMMISSION!**

**LEASING INFO
& CONTACT**

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DESCRIPTION



BUILDING FEATURES

Building SF:	167,794
Available SF:	102,830
Loading:	21 dock high (2 drive-in)
Parking:	111 (1.08/1,000 SF)
Square Footage:	3 buildings w/ ±641,081 combined SF
Clear Height:	±32'
Column Spacing:	52'x50'
Sprinkler:	ESFR fire sprinkler system
Mill Levy:	104.801p

Rate:	\$11.50/SF NNN
Opex:	\$4.76/SF
Occupancy:	Immediate
Power:	Xcel Energy / 3,000A/480V per building
Fiber:	Comcast / Century Link
Water:	Denver Water (North Washington)
Sewer:	North Washington
Tax Incentives:	Located within Adams County Enterprise Zone and Colorado Opportunity Zone.



- <1 minutes to I-76W
- <2 minutes to I-270
- <3 minutes to I-25 via 70
- <3 minutes to I-25 via I-76
- <5 minutes to I-76E
- <10 minutes to I-70 & I-25
- <12 minutes to I-70 via I-270

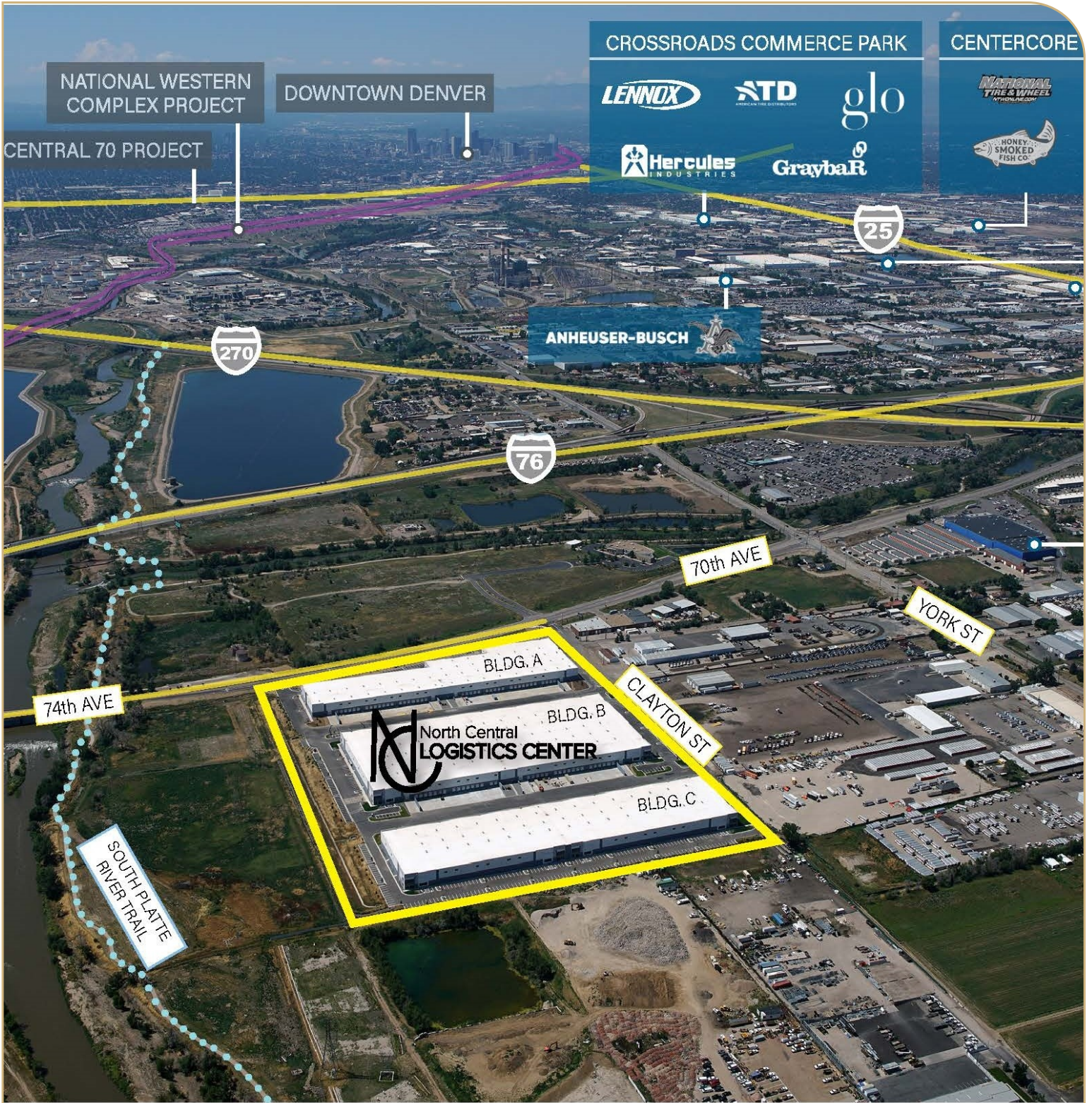


3 minutes to RTD N-Line
23 minutes to
Denver International Airport



10 minutes to Downtown Denver
30 minutes to Boulder





BROKER CONTACTS:

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