



Located in Enterprise Zone



# Freestanding Industrial Building For Sale or Lease

## Highlights

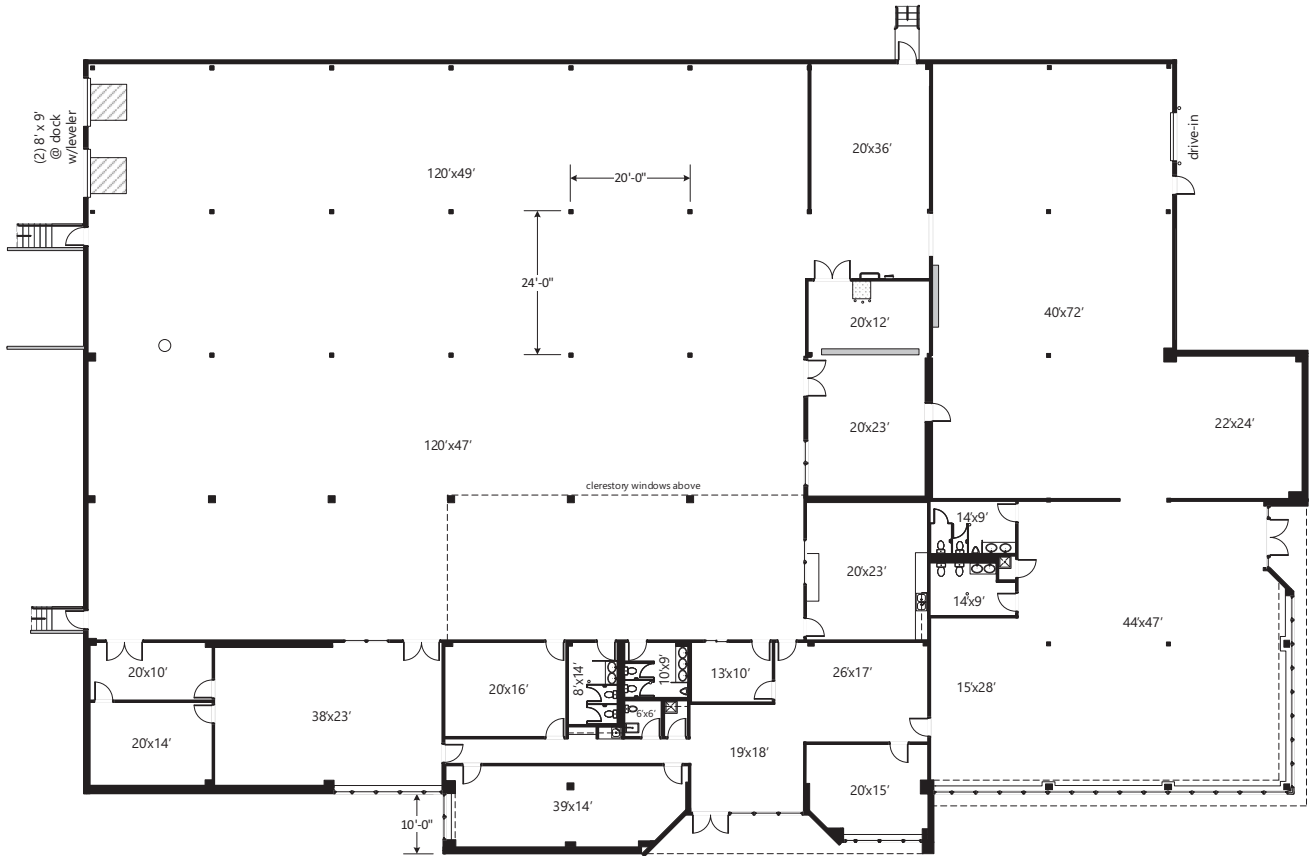
- > Heavy power (To be Verified by Electrician)
- > Rare freestanding industrial building in the North Metro area
- > Excellent highway access, minutes from I-25 off of 120th Avenue
- > Upgraded office finishes
- > High corporate image facility

# 12260 Pennsylvania Street Thornton, CO 80241

## Building Information

Building Size:	±23,729 SF
Office:	±30%
Lease Rate:	\$12.50/SF NNN
Sale Price:	\$185/SF
Loading:	Two (2) Dock High Doors w/ Levelers, One (1) Drive-In Door
Zoning:	Industrial
Clear Height:	12' - 18'
Year Built:	1984
Parking Ratio:	4.0:1,000 SF
Est. 2024 Opex:	\$6.35
Power:	1200 Amps - 277/480 V 500 KVA Transformer
Available:	30 Days

# Floor Plan







**Fort Collins**

**Boulder**

**Denver**



**12260 Pennsylvania Street  
Thornton, CO 80241**

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