



Your key to ultimate
access, visibility and
a strong workforce

4 CLASS A INDUSTRIAL
BUILDINGS TOTALING
462,672 SF

1 year **FREE RENT** on 1 bay!
40,000 SF+
Min 5 - year deal!











WAREHOUSE, DISTRIBUTION
R&D, MANUFACTURING

Spinnaker Way, Broomfield, CO 80023



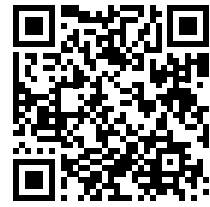
Premier Visibility That's EASILY ACCESSIBLE

Connect 25 offers tenants new, class A industrial product + premier I-25 visibility. Connect 25 is built to meet modern industrial demands and will accommodate a wide variety of tenants.

-  PREMIER I-25 ACCESS & VISIBILITY
-  NO SHARED TRUCK COURTS
-  ACCESS TO STRONG LABOR FORCE
-  ABILITY TO DEMISE UNDER 20K SF
-  130,000 VEHICLES DRIVE BY EVERY DAY
-  CONNECTIVITY TO DENVER METRO AND NORTHERN COLORADO
-  VARYING BUILDING SIZES & DEPTHS
-  LOWER BROOMFIELD SALES TAX AND BUSINESS FRIENDLY ENVIRONMENT
-  ABUNDANT AMENITIES
-  HEAVY POWER



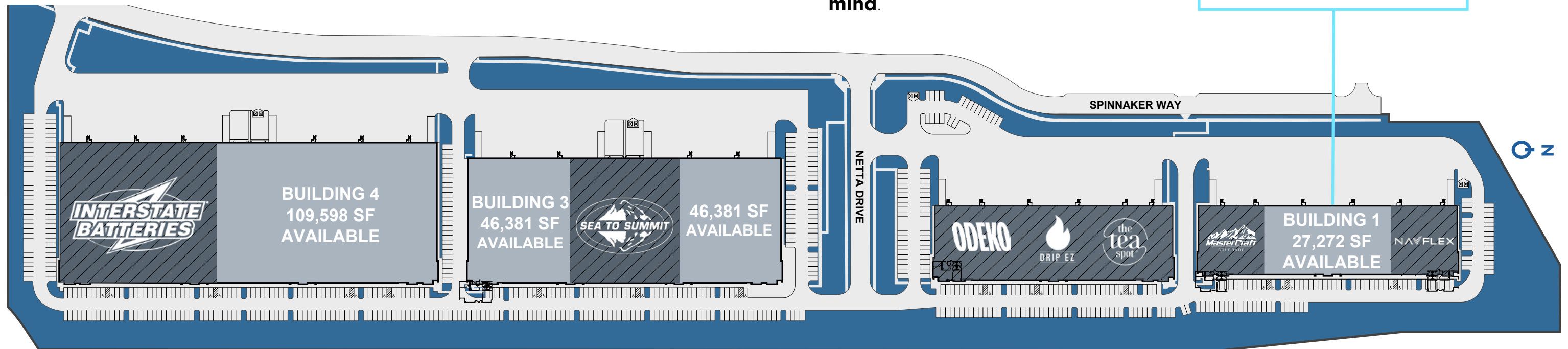
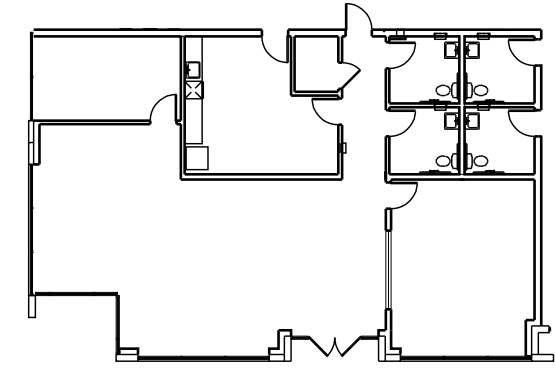
Superior Design, FUNCTIONALITY and Flexibility



Scan here to try our interactive bay calculator!

Connect 25 can accommodate a wide range of tenants with space available from 15,000 SF - 462,672 SF. Also, **each building has its own truck court**, allowing for easy loading and maneuverability. Each building is designed with **the end user in mind**.

Spec Office



BUILDING 4

| | |
|-----------------------------|---------------------------|
| Available | 109,598 SF |
| Divisible To | ± 55,000 SF |
| Parking Ratio | 1.28/1,000 |
| Power | 4,000 amps |
| Clear Height | 32' |
| Docks | 38 |
| Drive In | 4 (12' x 14') |
| Building Depth | 265' |
| Column Spacing | 52' x 51' 60' speed bay |
| Truck Court Depth | 130' |
| EV Charging Stations | 2 |

BUILDING 3

| | |
|-----------------------------|---------------------------|
| Available | 92,762 SF |
| Divisible To | ± 46,000 SF |
| Parking Ratio | 1.21/1,000 |
| Power | 4,000 amps |
| Clear Height | 32' |
| Docks | 22 |
| Drive In | 2 (12' x 14') |
| Building Depth | 235' |
| Column Spacing | 52' x 58' 60' speed bay |
| Truck Court Depth | 130' |
| EV Charging Stations | 2 |
| Spec Office | 2,025 SF |

BUILDING 2

| | |
|-----------------------------|---------------------------|
| Available | Fully Leased |
| Divisible To | ± 22,000 SF |
| Parking Ratio | 2.38/1,000 |
| Power | 3,000 amps |
| Clear Height | 32' |
| Docks | 25 |
| Drive In | 2 (12' x 14') |
| Building Depth | 140' |
| Column Spacing | 52' x 40' 60' speed bay |
| Truck Court Depth | 130' |
| EV Charging Stations | 2 |
| Spec Office | N/A |

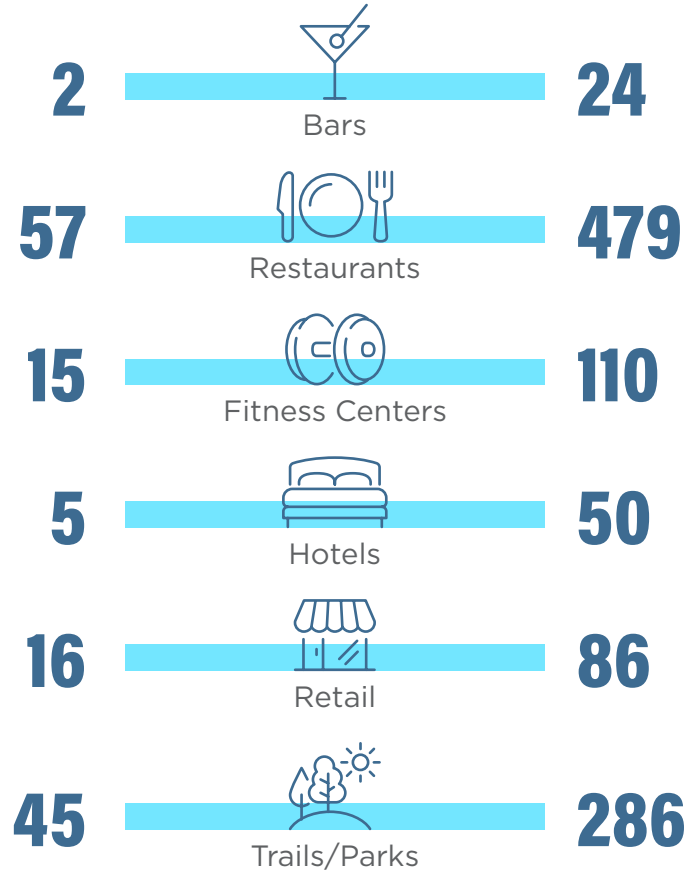
BUILDING 1

| | |
|-----------------------------|---------------------------|
| Available | 27,272 SF |
| Parking Ratio | 1.51/1,000 |
| Power | 3,000 amps |
| Clear Height | 32' |
| Docks | 27 |
| Drive In | 2 (12' x 14') |
| Building Depth | 130' |
| Column Spacing | 52' x 35' 60' speed bay |
| Truck Court Depth | 130' |
| EV Charging Stations | 2 |
| Spec Office | 2,025 SF |

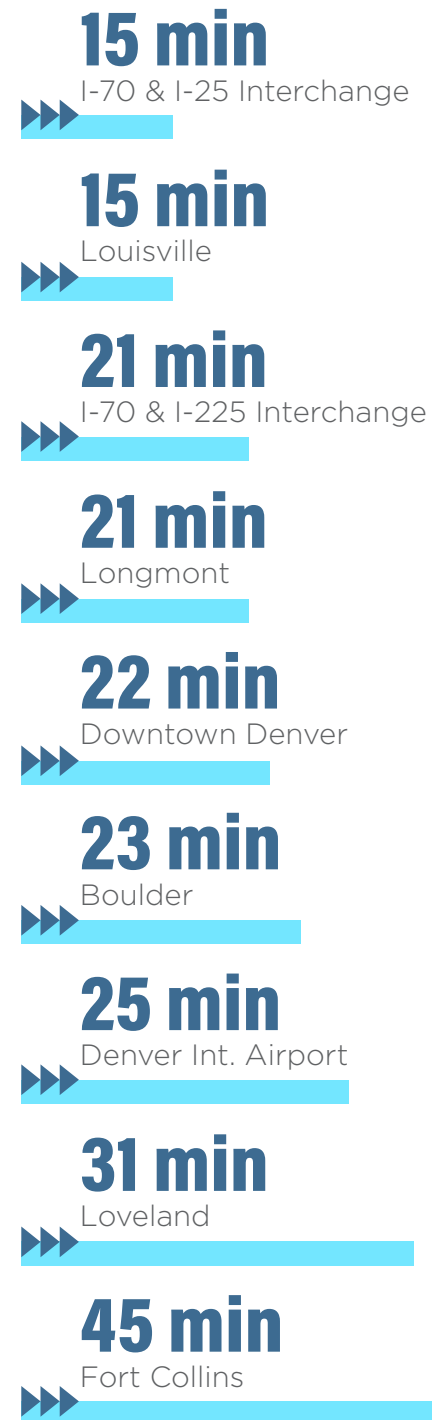
Prime Proximity to Strong

WORKFORCE & MAJOR HIGHWAYS

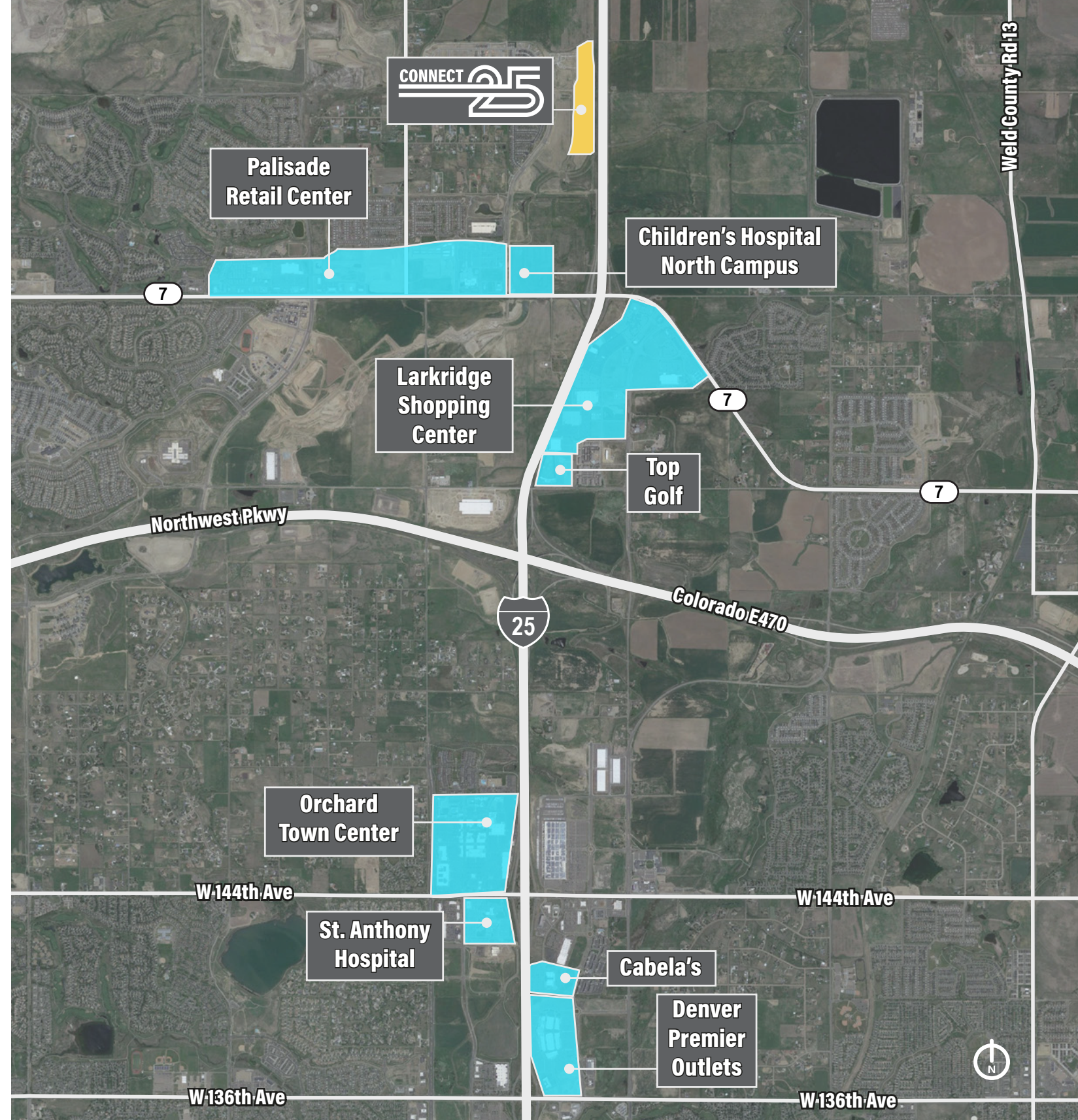
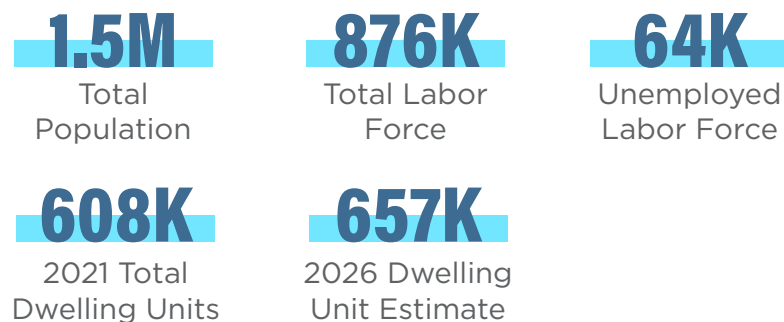
WITHIN 5 MILES



WITHIN 10 MILES



WITHIN 30 MILES



50,000 dwelling units to be added within **30 min. drive** of Connect 25 over the next **5 years**, bringing an estimated additional **72,000 people** to the labor force and an additional **17,000 blue collar workers**

CONNECT 25

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