



E. 128TH AVE

E. 126TH AVE

WASHINGTON STREET

# NEW CLASS A INDUSTRIAL FOR SALE OR LEASE

±18,000- 193,771 SF AVAILABLE

251, 451, & 651 E. 126th Ave, Thornton, CO 80241

STREAM

 BRENNAN  
INVESTMENT GROUP





# PROJECT HIGHLIGHTS

- ◆ For Sale or Lease
- ◆ Low Mill Levy - 104.5 mills
- ◆ Spec Suite Ready for Occupancy
- ◆ Divisible to ±18,000 SF
- ◆ Highway Visibility Signage Along I-25
- ◆ Building Depths 160' - 200' Deep

# LOCATION



Excellent  
ingress/egress  
off of I-25



Access to  
diverse & growing  
labor pool



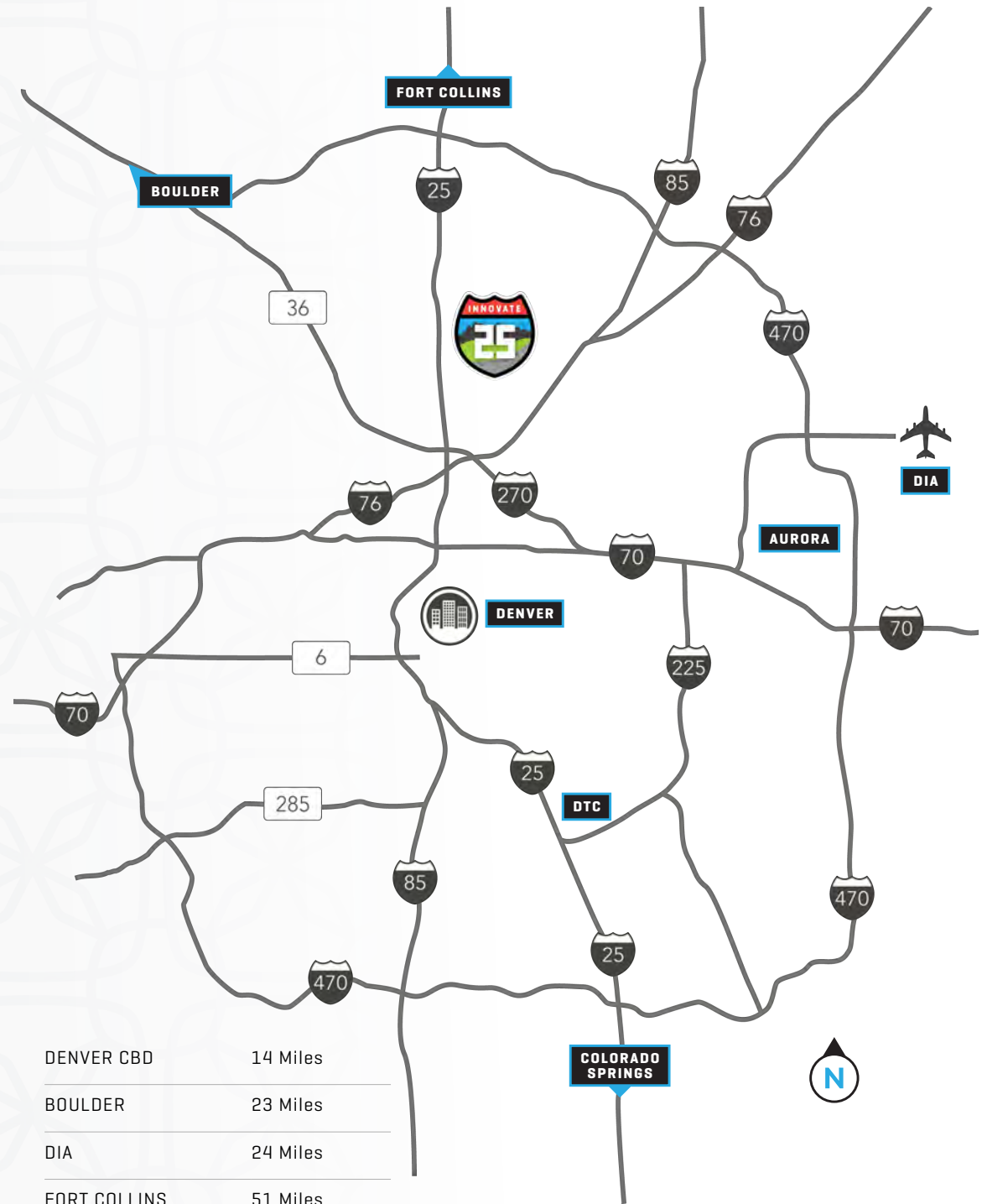
Numerous  
amenities in  
immediate area



Business Park  
Zoning

# ACCESS & AMENITIES

- ◆ Direct access to I-25 via E. 120th Ave & E. 136th Ave
- ◆ Interstate visibility
- ◆ Multiple points of ingress/egress
- ◆ Surrounded by many retail and hospitality amenities along E. 120th Ave and E. 136th Ave



E 136TH AVE

AMENITIES @ 136TH & I-25

**DUNKIN'** **taco john's**

**Crave's** **Carl's Jr.**

**IN-N-OUT BURGER** **Walmart**

**LOWE'S** **STAYBRIDGE SUITES**

DENVER PREMIUM OUTLETS  
SHOPPING CENTER

DIAMOND INTERCHANGE  
5 min away



**CANDLEWOOD SUITES** **Hilton Garden Inn**

**COURTYARD**  
BY MARRIOTT

E 128TH AVE



DIAMOND INTERCHANGE  
3 min away

GRANT ST

WASHINGTON ST

E 120TH AVE

AMENITIES @ 120TH & I-25

**Target** **CHIPOTLE MEXICAN GRILL** **Olive Garden**

**SPROUTS FARMERS MARKET** **Applebees**

**BURGER KING** **Starbucks** **Applebees**

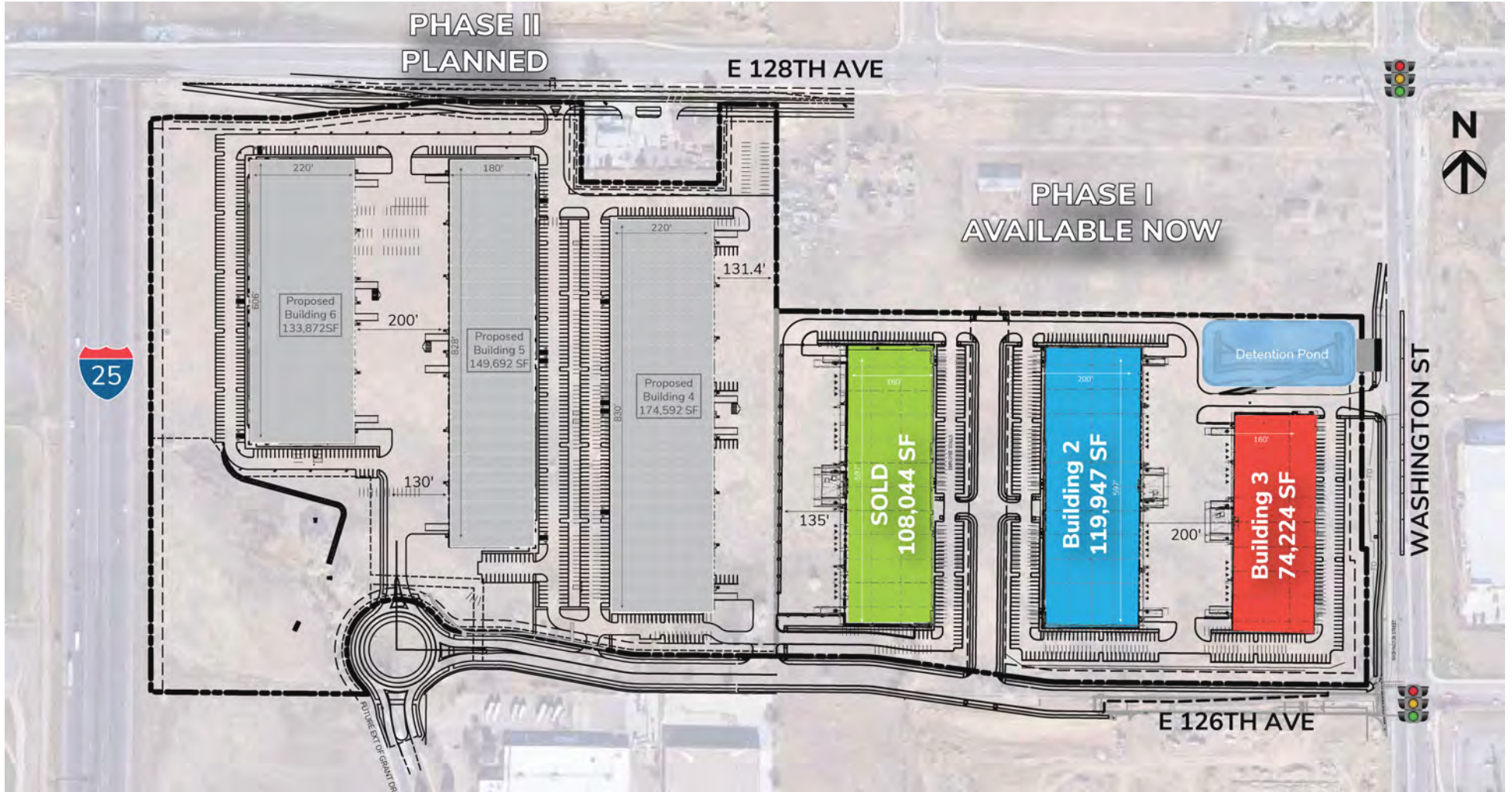
**JIM'N NICK'S BAR-B-Q** **WOW BAO** **chili's**

**Wendy's** **Cracker Barrel**

**DOUBLE TREE by Hilton** **FAIRFIELD INN** **DELTA HOTELS**

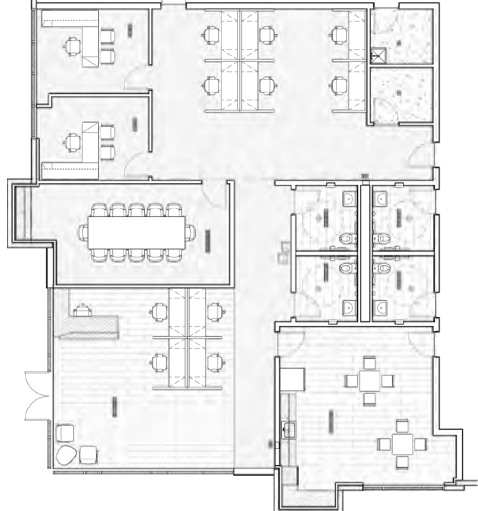


# SITE PLAN & AVAILABILITY



	BUILDING SIZE	AVAILABLE SPACE	DIVISIBILITY	BUILDING DEPTH	COLUMN SPACING	LOADING	PARKING COUNT	TRUCK COURT DEPTH	POWER	CLEAR HEIGHT
<b>BUILDING 1</b>	108,044 SF	SOLD	±25,000 SF	180'	52'x50'	20 Dock-High & 4 Drive-In <small>*ability to add up to 10 additional</small>	147 Stalls	135'	2000A	28'
<b>BUILDING 2</b>	119,947 SF	119,947 SF	±28,000 SF	200'	52'x Varies	22 Dock-High & 4 Drive-In <small>*ability to add up to 8 additional</small>	201 Stalls	200' [shared]	2000A	28'
<b>BUILDING 3</b>	74,224 SF	74,224 SF	±18,000 SF	160'	52'x60'	12 Dock-High & 4 Drive-In <small>*ability to add up to 7 additional</small>	144 Stalls	200' [shared]	1600A	28'

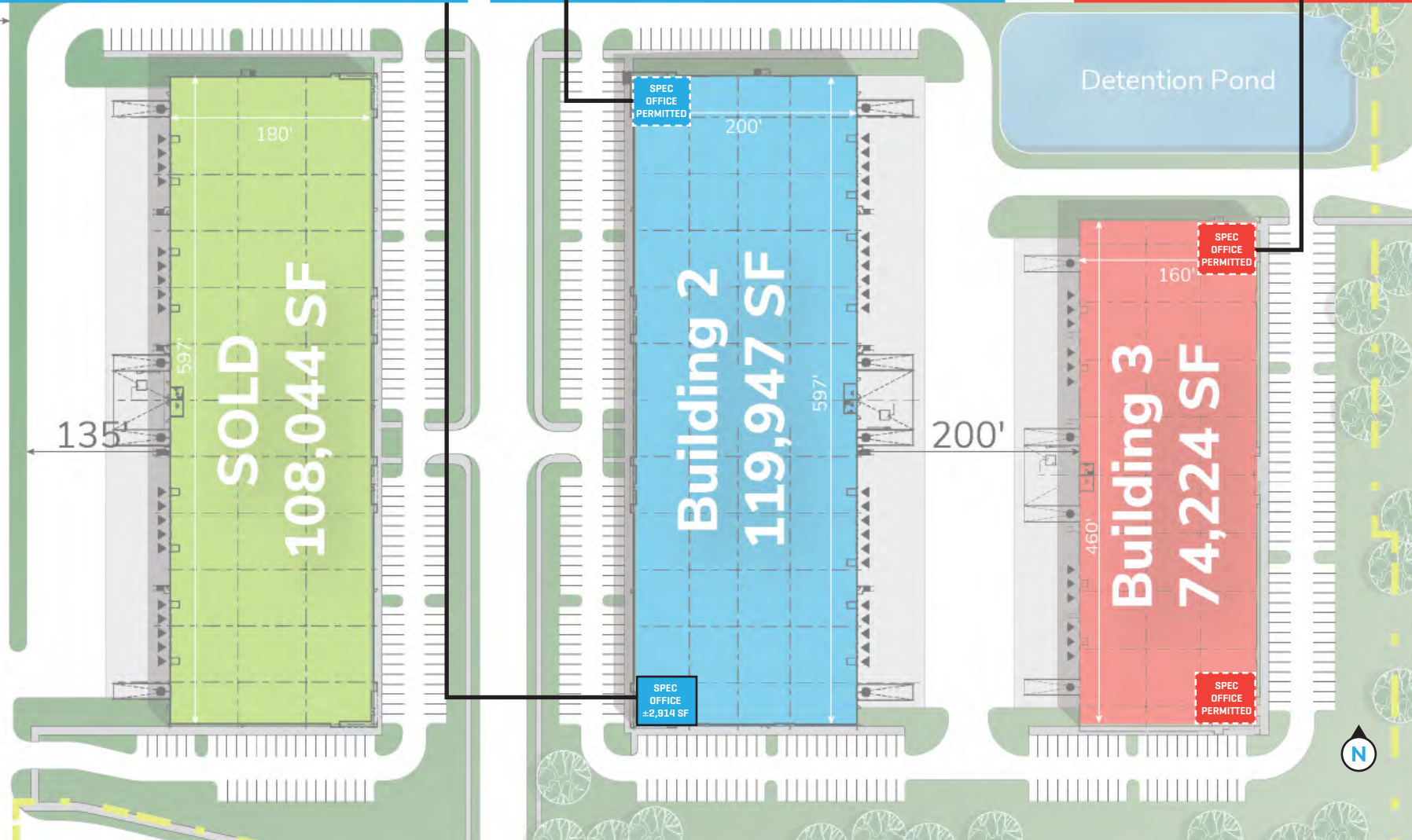
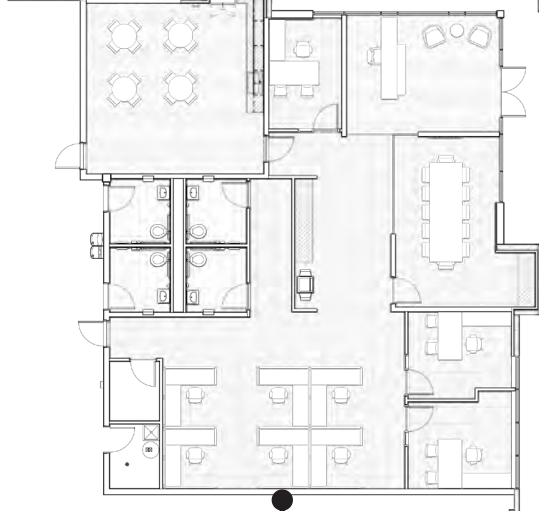
SPEC SUITE: ±2,914 SF



SPEC SUITE: ±2,924 SF



SPEC SUITE: ±2,957 SF



**SOLD**  
**108,044 SF**

**Building 2**  
**119,947 SF**

**Building 3**  
**74,224 SF**

Detention Pond

SPEC OFFICE PERMITTED

SPEC OFFICE ±2,914 SF

SPEC OFFICE PERMITTED

SPEC OFFICE PERMITTED

- Drive-In Doors
- ▲ Dock-High Doors





**DOMINIC DIORIO, SIOR**

dominic.diorio@streamrealty.com  
303.957.5321

**BUZZ MILLER**

buzz.miller@streamrealty.com  
303.957.5302

**PETER BEUGG, SIOR**

peter.beugg@streamrealty.com  
303.957.5320

**STREAM**

**BRENNAN**  
INVESTMENT GROUP