

NORTHWEST

COMMERCE CENTER

SIMMS ST & W 120TH AVE
BROOMFIELD, CO

2 CLASS A INDUSTRIAL BUILDINGS TOTALING 343,800 SF
WAREHOUSE | DISTRIBUTION | MANUFACTURING | R&D

Leasing Incentive! 1 year free rent on 1 bay
on any lease over 60,000 SF! Broker bonus
\$0.65 SF on the first lease over 60,000 SF!



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PARK OVERVIEW

Welcome to Northwest Commerce Center, a Class A Spec Industrial property for lease located in Denver's supply constrained Northwest submarket.

This 343,800 SF facility offers flexible space for warehousing, manufacturing, distribution and R&D. With 32' clear heights, heavy power and trailer parking this space caters to a wide range of tenants. Located in the sought-after Northwest Denver Industrial submarket, with proximity to major transportation routes, including Hwy 128, US 36 and the Northwest Parkway, the property provides excellent access to the entire metro area.



BUILDING SF
Building 1: 220,500 SF
Building 2: 123,300 SF



STRATEGICALLY LOCATED
**In between Boulder
and Denver**



TALLEST CLEAR HEIGHT
AVAILABLE IN NW SUBMARKET
32'



TRAILER PARKING
22 stalls



ULTIMATE ACCESS
**Just 3 minutes
to US 36**



IDEAL FOR
**Warehousing, manufacturing,
distribution and R&D**



LOADING
68 dock doors
8 drive ins



POWER
**4000 amps
per building**



CONSTRUCTION COMPLETE
JUNE 2025

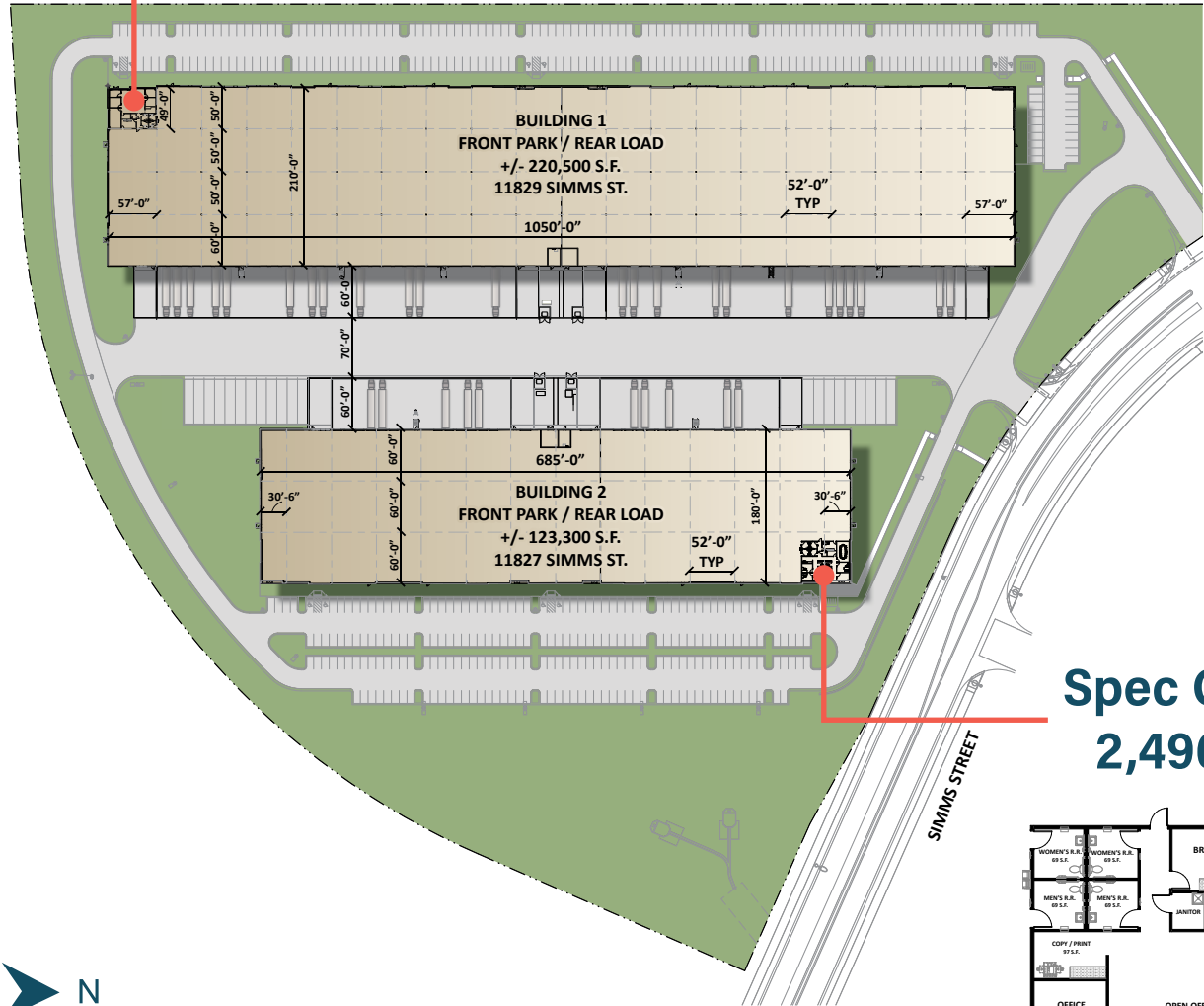
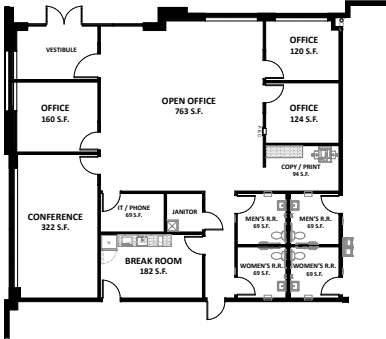


BUILDING SPECS

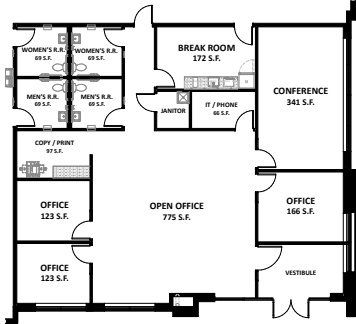
	Building 1	Building 2
Building Size	220,500 SF	123,300 SF
Space Available	± 33,000 SF - 220,500 SF	± 25,000 SF - 123,300 SF
Spec Office	2,461 SF	2,496 SF
Clear Height	32'	32'
Truck Courts	190' shared truck court	190' shared truck court
Load Type	Rear load	Rear load
Dock High Doors	44	24
Drive-in Doors	4 (12'x14')	4 (12'x14')
Depth	210'	180'
Column Spacing	52'x50'	52'x60'
Auto Parking Ratio	1.4/1000 w/ expansion capability	1.4/1000 w/ expansion capability
Trailer Parks	22 stalls in common	22 stalls in common
Fire Protection	ESFR	ESFR
Floor	6" reinforced	6" reinforced
Electrical Capacity	4000A/480V (expandable to 8000A)	4000A/480V (expandable to 8000A)
Roof	60 Mil TPO (reinforced for solar)	60 Mil TPO (reinforced for solar)

SITE PLAN

Spec Office
2,461 SF



Spec Office
2,496 SF



LOCATION & ACCESS

The site offers several amenities within a 10-mile radius:

 **1120**

Bars & Restaurants

 **2**

Stadiums/Athletic Fields

 **2372**

Retail Centers

 **106**

Hotels

 **151**

Fitness Centers

Area Demographics

	5 miles	10 miles
2024 Workforce	98,228	531,985
2024 Population	118,593	644,635
2024 Average Home Value	\$732,291	\$714,086

Drive Times

Boulder | 15 minutes

Downtown Denver | 25 minutes

DIA | 35 minutes



Strategically located in the Verve Innovation Park, next to Rocky Mountain Metropolitan Airport and Interlocken Business Park



The site has convenient access to US 36, SH 93, SH 121, SH 128 and E-470



Northwest Commerce Center is located in a Foreign Trade Zone (FTZ)
[MORE INFO](#)





NORTHWEST

COMMERCE CENTER

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