

**PARK 12 HUNDRED**

1150 W 120th Ave, Suite 400, Westminster, CO 80234

**FOR LEASE**

Industrial space available: ±84,895 SF



**For leasing information please contact:**

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Stream Realty Partners - Denver L.P.

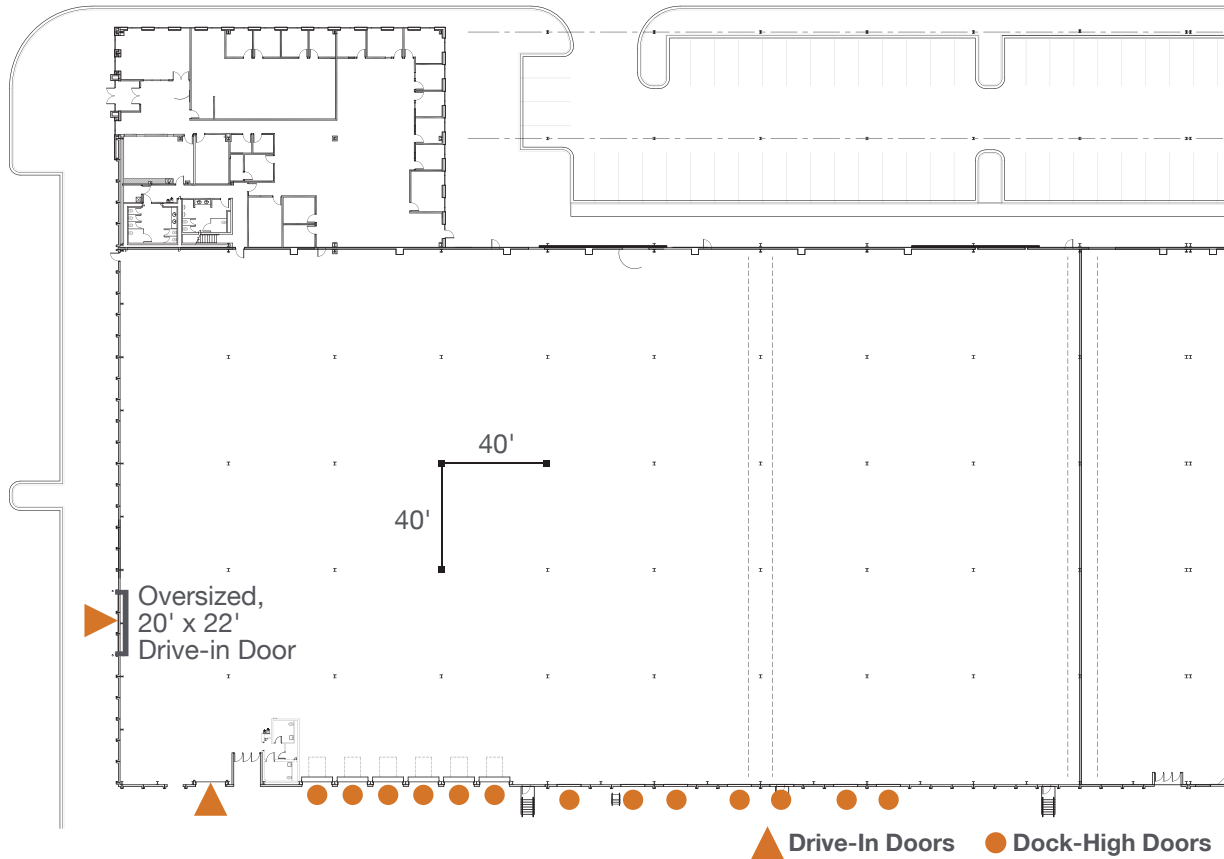
**STREAM**

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## SPACE PLAN

Space available for lease: ±84,895 SF



## Specifications

<b>Building Size</b>	539,891 SF
<b>Available Space</b>	84,895 SF (±9,866 SF office)
<b>Timing</b>	Available May 1, 2027
<b>Site Size</b>	30.35 Acres
<b>Power</b>	TBV (Heavy)
<b>Zoning</b>	PUD

<b>Clear Height</b>	35'
<b>Loading</b>	13 dock-high doors, 2 drive-in doors (1 - 20' x 22')
<b>Sprinklers</b>	ESFR
<b>Column Spacing</b>	40' x 40'
<b>Lighting</b>	Motion sensed (LED)
<b>OPEX</b>	\$4.21/SF

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## PROPERTY HIGHLIGHTS

### Modern efficiencies, move-in ready

## Features

- Abundant car parking
- Direct Interstate Access
- Quick, easy access to I-25, E-470, I-70 and downtown Denver
- 35' clear height
- ESFR sprinklers
- Heavy power
- Same efficiencies as new construction at a significant discount
- ±9,866 SF office available

## IN THE NEIGHBORHOOD

# Nearby Amenities Map



# PARK 12 HUNDRED

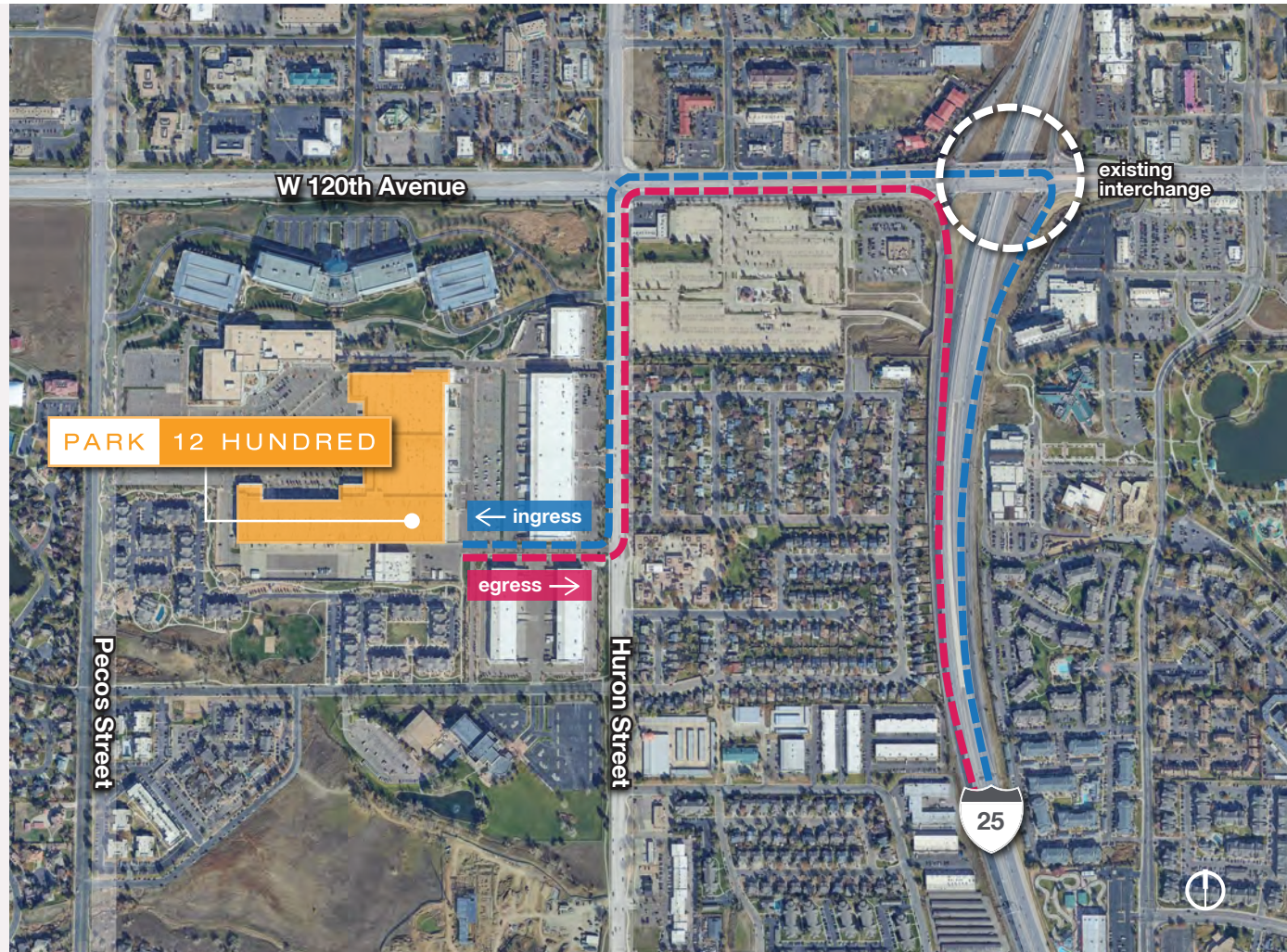
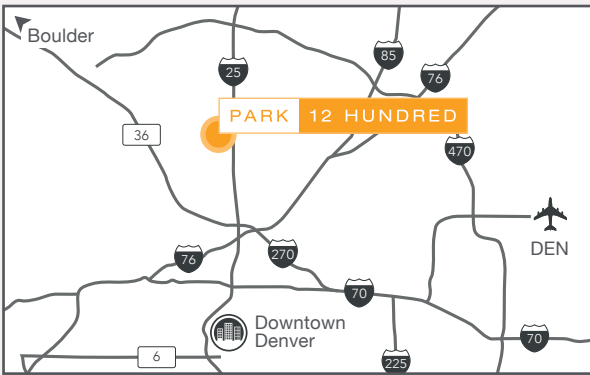
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## ACCESSIBILITY

### Easy, direct Interstate access

### Drive times

Interstate 25	<5 minutes
E-470	10 minutes
Interstate 70	15 minutes
Downtown Denver	20 minutes
Boulder	25 minutes
Denver International Airport (DEN)	30 minutes



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