



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



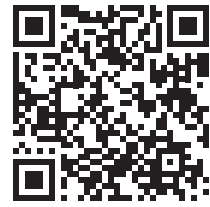
# Premier Visibility That's EASILY ACCESSIBLE

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



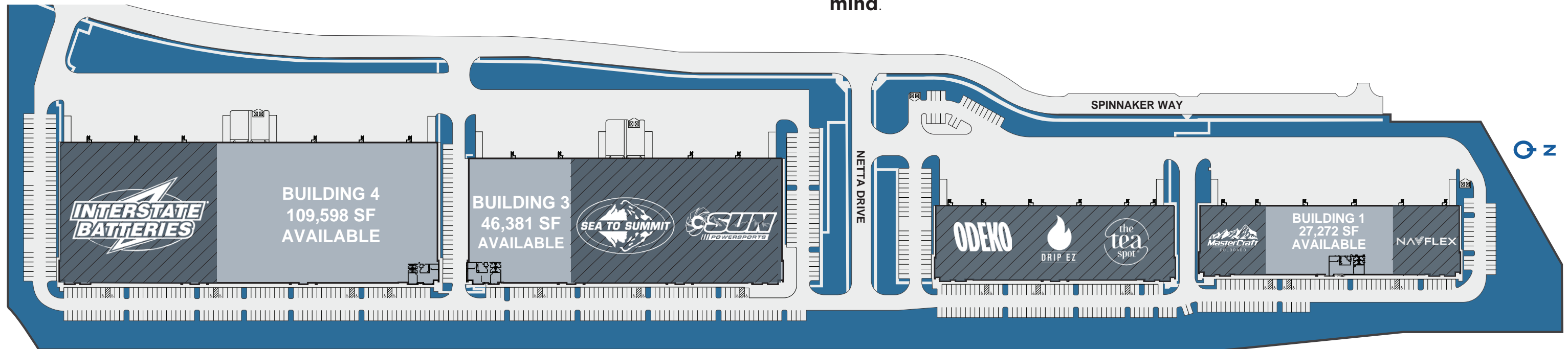
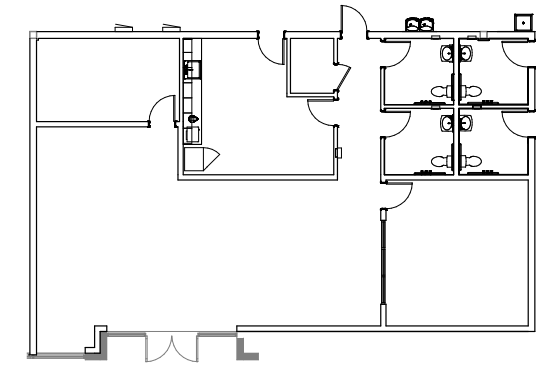
# Superior Design, FUNCTIONALITY and Flexibility



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 Design



## BUILDING 4

<b>Available</b>	109,598 SF
<b>Divisible To</b>	± 55,000 SF
<b>Parking Ratio</b>	1.28/1,000
<b>Power</b>	4,000 amps
<b>Clear Height</b>	32'
<b>Docks</b>	38
<b>Drive In</b>	4 (12' x 14')
<b>Building Depth</b>	265'
<b>Column Spacing</b>	52' x 51'   60' speed bay
<b>Truck Court Depth</b>	130'
<b>EV Charging Stations</b>	
<b>Spec Office</b>	2,025 SF

## BUILDING 3

<b>Available</b>	46,381 SF
<b>Parking Ratio</b>	1.21/1,000
<b>Power</b>	4,000 amps
<b>Clear Height</b>	32'
<b>Docks</b>	22
<b>Drive In</b>	2 (12' x 14')
<b>Building Depth</b>	235'
<b>Column Spacing</b>	52' x 58'   60' speed bay
<b>Truck Court Depth</b>	130'
<b>EV Charging Stations</b>	
<b>Spec Office</b>	2,025 SF

## BUILDING 2

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

## BUILDING 1

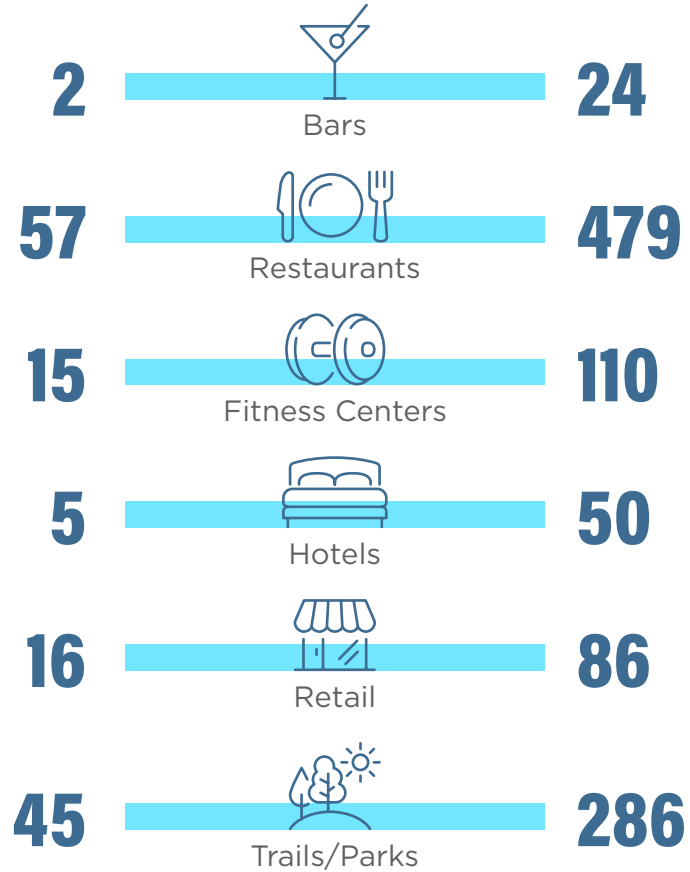
<b>Available</b>	27,272 SF
<b>Parking Ratio</b>	1.51/1,000
<b>Power</b>	3,000 amps
<b>Clear Height</b>	32'
<b>Docks</b>	27
<b>Drive In</b>	2 (12' x 14')
<b>Building Depth</b>	130'
<b>Column Spacing</b>	52' x 35'   60' speed bay
<b>Truck Court Depth</b>	130'
<b>EV Charging Stations</b>	
<b>Spec Office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

# Prime Proximity to Strong

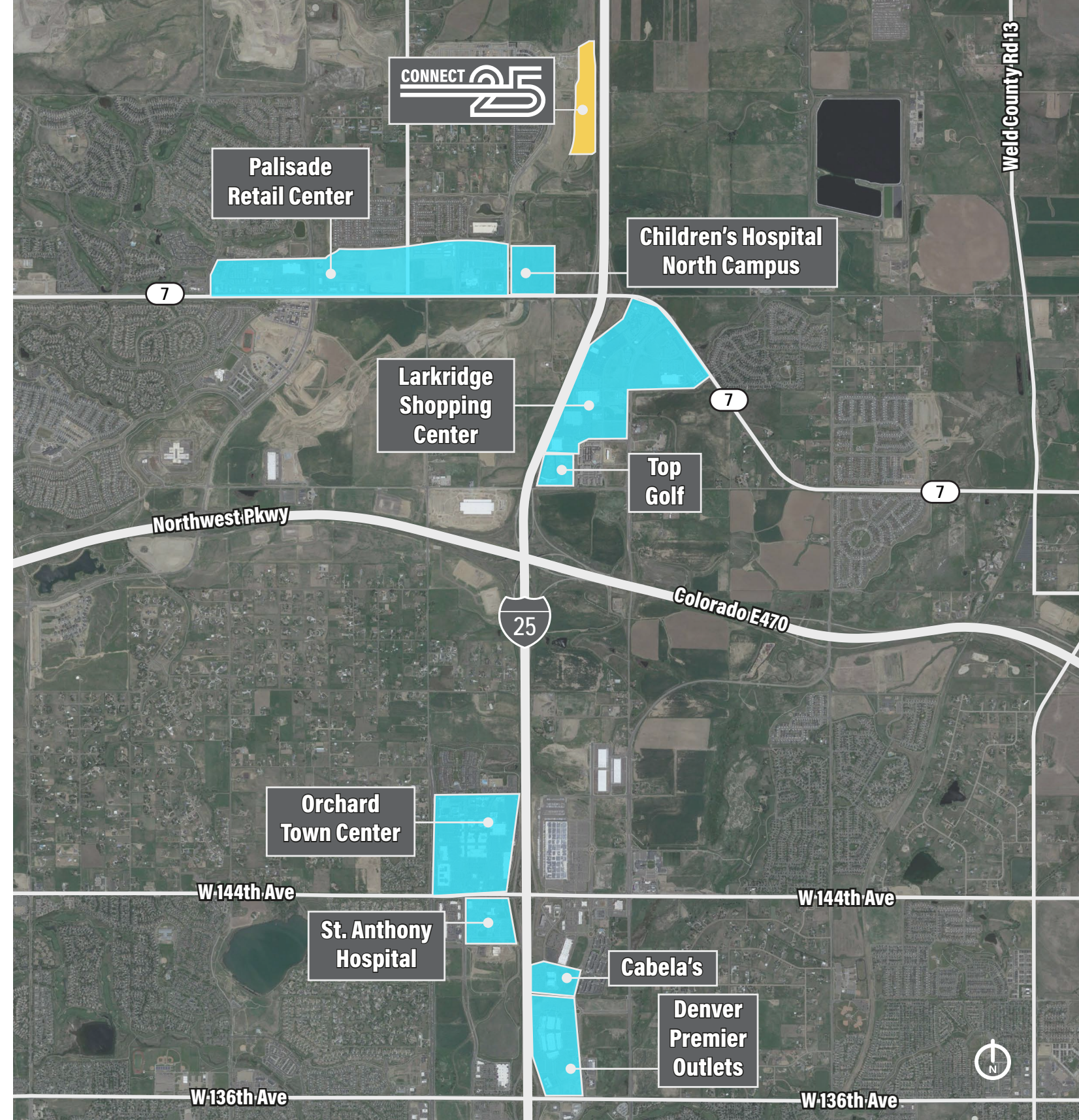
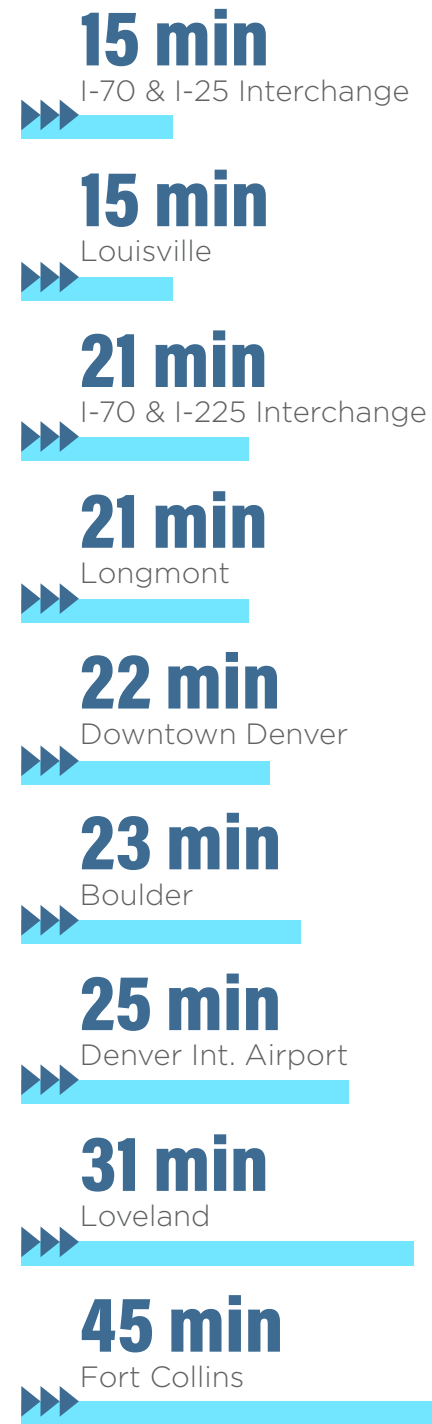
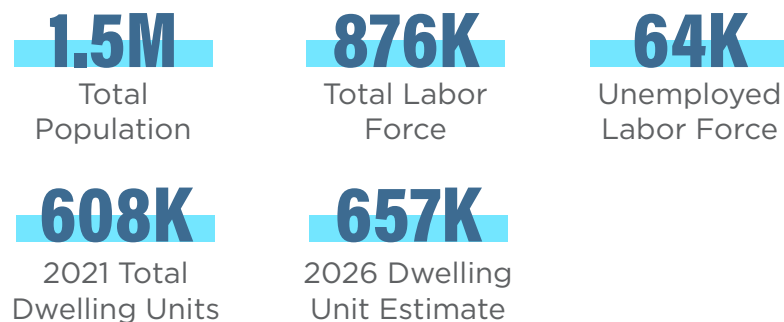
# WORKFORCE & MAJOR HIGHWAYS

## 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

## Carmon Hicks, SIOR

+1 303 217 7972  
carmon.hicks@jll.com

## Jason White

+1 303 390 5200  
jason.white@jll.com

## Patrick McGettigan

+1 303 217 7956  
patrick.mcgettigan@jll.com

scan to visit [connect25denver.com](http://connect25denver.com)



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INDUSTRIAL



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