



453,550 SF
CLASS A INDUSTRIAL SPACE
FOR SALE OR LEASE

In The Heart of Denver's Fastest Growing Submarket

25

COMMERCE

PARK

THORNTON, COLORADO

CONSTRUCTION COMPLETE

**131,250 SF REMAINING
AVAILABLE IN BUILDING 1**

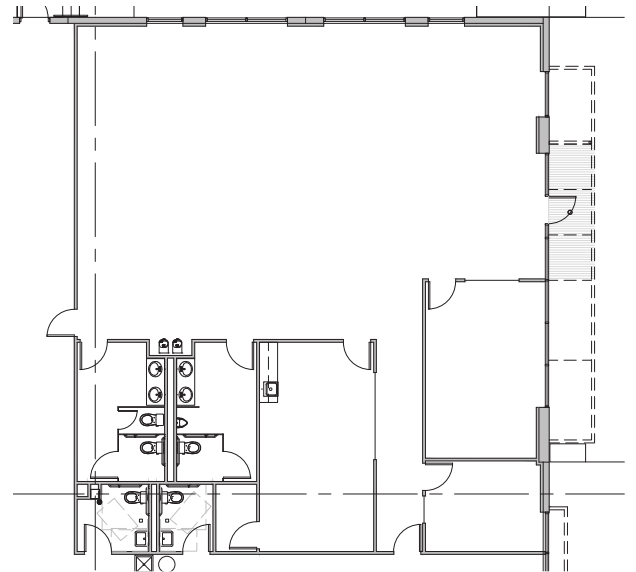
**ROCKEFELLER
GROUP**

CBRE

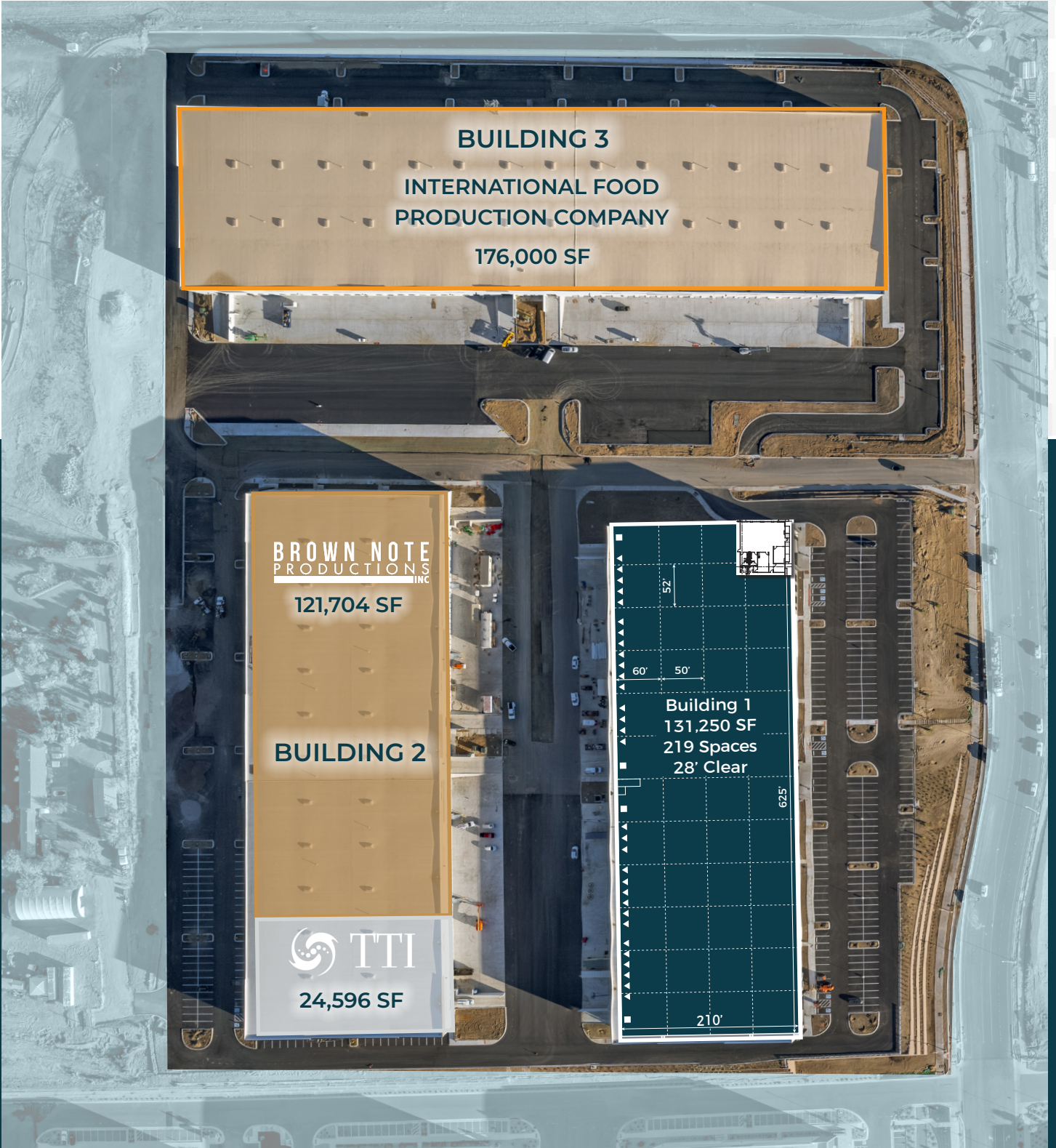
BUILDING 1 SPECIFICATIONS



Address	15003 Grant Street, Thornton, CO
Building Size	131,250 SF
Divisible	±22,000 SF
Spec Office	±3,000 SF in NE Corner
Loading	31 Dock High Doors / 4 Drive-In Doors
Zoning	Business Park (BP)
Clear Height	28'
Truck Court Depth	200' (shared with Bldg. 2)
Dimensions	210' X 625'
Power	4,000A/480V
Parking	219 Spaces + 6 Car Charging Stations
Sprinkler System	ESFR
Column Spacing	52' X 50' (Typical); 60' Speed Bay
County	Adams
Lease Rate	To Quote
Sale Price	To Quote



SITE PLAN



PROPERTY HIGHLIGHTS



Buildings available for sale or lease



Access to a robust and fast-growing labor pool



Trailer parking available



Numerous nearby amenities



Planned Grant Street expansion and improvements



Excellent access to I-25 via Grant Street & 144th



Excellent access to E-470 via E 152nd Parkway



FTZ Enabled Services Provided by Rockefeller Group





DRIVE TIMES



20 MIN
BOULDER



5 MIN
NW PARKWAY



4 MIN
E-470



5 MIN
INTERSTATE 25



17 MIN
DOWNTOWN DENVER



20 MIN
DENVER INTERNATIONAL
AIRPORT



DOWNTOWN DENVER

25

COMMERCE
PARK

DENVER PREMIUM OUTLETS

ORCHARD TOWN CENTER

E. 144TH AVE.

GRANT ST.

amazon

E. 152ND PKWY.

TARGET

WASHINGTON ST.

E470

INTERSTATE
25

NORTHWEST PKWY.

amazon

PROXIMITY TO I-25 & E-470 PROVIDES
INCREDIBLE CONNECTIVITY TO
METRO DENVER, BOULDER &
NORTHERN COLORADO

E. 160TH AVE.

TOPGOLF

FLOOR
DECOR

COSTCO
WHOLESALE

INTERSTATE
25

LIVING SPACES



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