

# 25NORTH

Where Businesses Can Exceed Their Potential  
Building 4 • 14903 Grant Street, Thornton, CO



±73,124 SF OF CLASS A INDUSTRIAL  
SPEC SUITE COMPLETED AND READY FOR OCCUPANCY

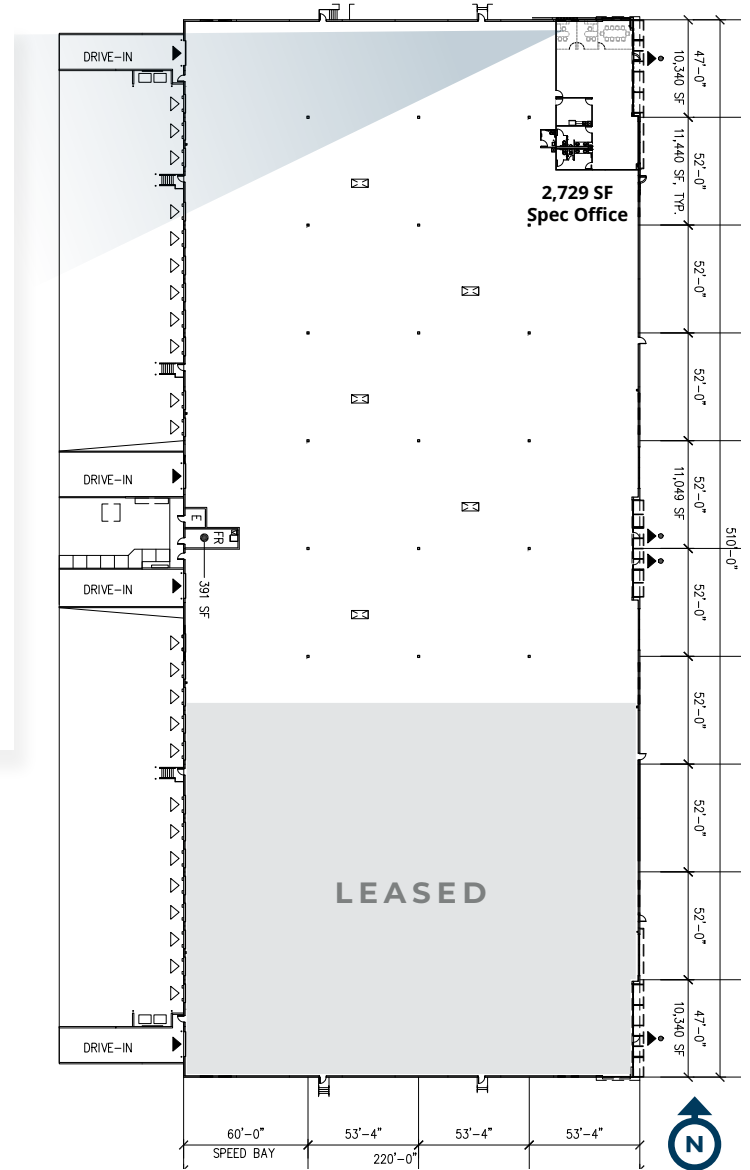
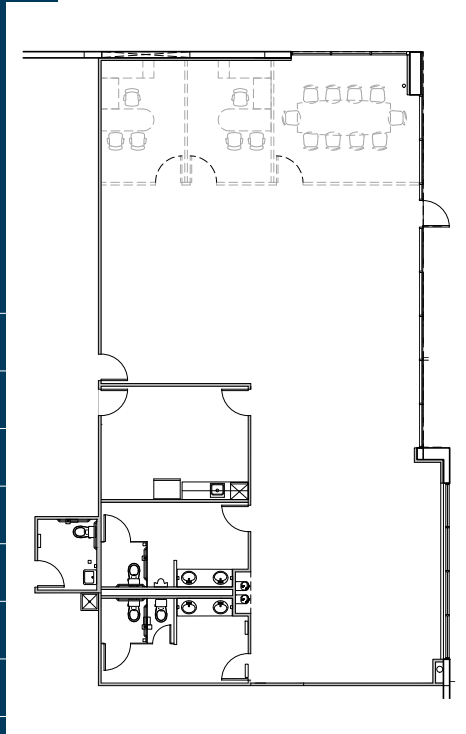
Warehouse • Distribution • Manufacturing • Showroom • Flex Space

 VIEW VIDEO



# BUILDING FEATURES

|                 |   |
|-----------------|---|
| Available Size  | ±73,124 SF  |
| Divisible       | ±28,309 SF  |
| Building Design | Front park / rear load                                    |
| Office          | 2,729 SF  |
| Zoning          | BP  |
| Clear Height    | 32'   |
| Building Depth  | 220'  |
| Column Spacing  | 52' x 53'4" with 60' speed bay                            |
| Sprinklers      | ESFR  |
| Power           | 2,800 Amps, 277/480 volts, 3-phase                        |
| Loading         | 14 dock-high doors (9'x10')<br>3 drive-in doors (12'x14') |
| Truck Court     | 90' Shared with 60' concrete apron                        |
| Auto Parking    | 1.3 : 1,000   |
| Signage         | Building and I-25 monument sign                           |
| Lease Rate      | To quote  |



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CUSHMAN & WAKEFIELD Sagard Invesco