



DOWNTOWN DISTRIBUTION CENTER

CLASS A INDUSTRIAL DEVELOPMENT

 VIAWEST
Group

 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW



5601 FRANKLIN STREET

DENVER, COLORADO 80216

Downtown Distribution Center is a premier new industrial development coming to Denver, Colorado. With 134,368 SF of Class A Warehouse space, Downtown Distribution Center offers tenants an unprecedented Central Denver location at the convergence of four interstates I-25, I-70, I-76 and I-270 with immediate access to I-25. The property is located in Unincorporated Adams County with low sales tax rates benefiting occupiers of industrial space. Located just 10 minutes from Downtown Denver, this outstanding infill location provides immediate proximity to an abundant workforce, public transportation and a variety of nearby retail amenities.

BUILDING HIGHLIGHTS



10 Minutes from Downtown Denver



Adams County Enterprise Zone



Monument Signage



Excellent access to major thoroughfares



Immediate proximity to a variety of nearby retail amenities



Clerestory Windows



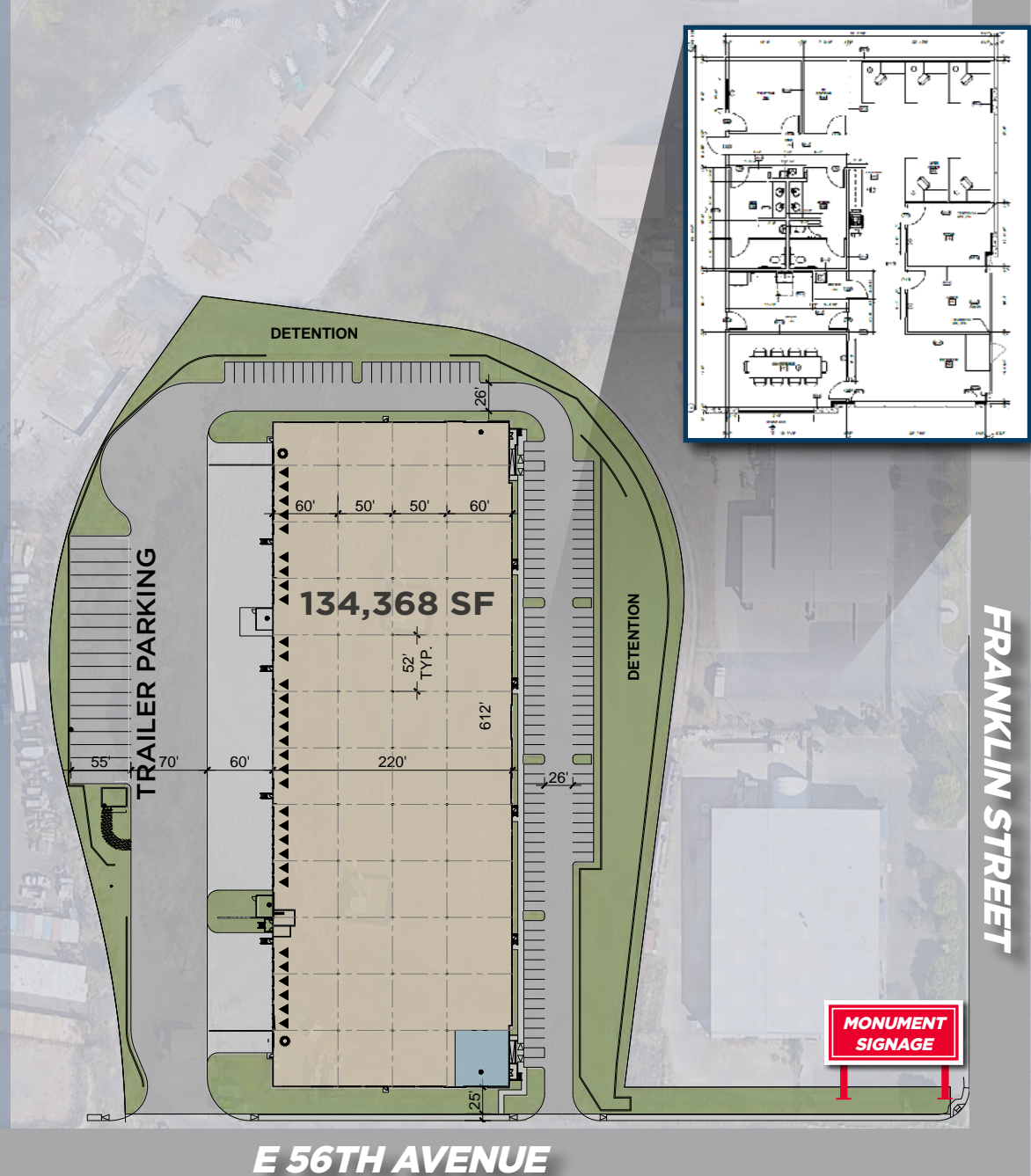
SITE PLAN

BUILDING BY THE NUMBERS

- ★ Building Size 134,368 SF
- ★ Min. Divisibility 34,320 SF
- ★ Spec Office 2,250 SF
- ★ Clear Height 32'
- ★ Column Spacing 52' x 50'
(60' speed bay)
- ★ Dock-High Doors 27*
- ★ Drive-In Doors Two (2)
(12' x 14')**
- ★ Parking Ratio 0.94/1,000
126 Stalls
- ★ Trailer Parking Stalls 19
- ★ Truck Court 130'
- ★ Sprinklers ESFR
- ★ Power 2,000-3,000A
- ★ Zoning I-1 (Adams County)
- ★ Mill Levy 100.3

*PLUS 2 ADDITIONAL DOCK-HIGH KNOCKOUTS

**GRADE DOORS READILY CAPABLE OF BECOMING 16X16



AERIAL VIEW



DOWNTOWN
DENVER

NATIONAL
WESTERN
CENTER



RTD Light Rail



Colorado Trade Center



TESLA

LENNOX

amazon
amazonfresh

STU



THE SHOWROOM
OF FURNITURE ROW

PBS

IHC SCOTT



MAPLETON
DELI

SUBWAY



RTD

ABC
Supply Co. Inc.



CONOCO

E. 58TH AVENUE

PIVOT
DENVER
THE CENTER OF IT ALL

TACO
JOHN'S
The Fresh Taste of Mexico

CIRCLE K

LOCATION OVERVIEW



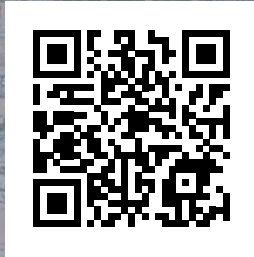
DRIVE TIMES & ACCESS

Source: Google

DESTINATION	DRIVE TIMES
I-25	3 Minutes
I-76	5 Minutes
I-70	5 Minutes
I-270	7 Minutes
US-36	7 Minutes

- 10 Minutes to Downtown Denver
- 28 Minutes to Denver International Airport (DEN)

 **SCAN OR CLICK HERE TO VISIT OUR WEBSITE**



www.downtowndistributionden.com



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