



# MIDPOINT

## Class A Industrial with Outdoor Storage



### For Lease

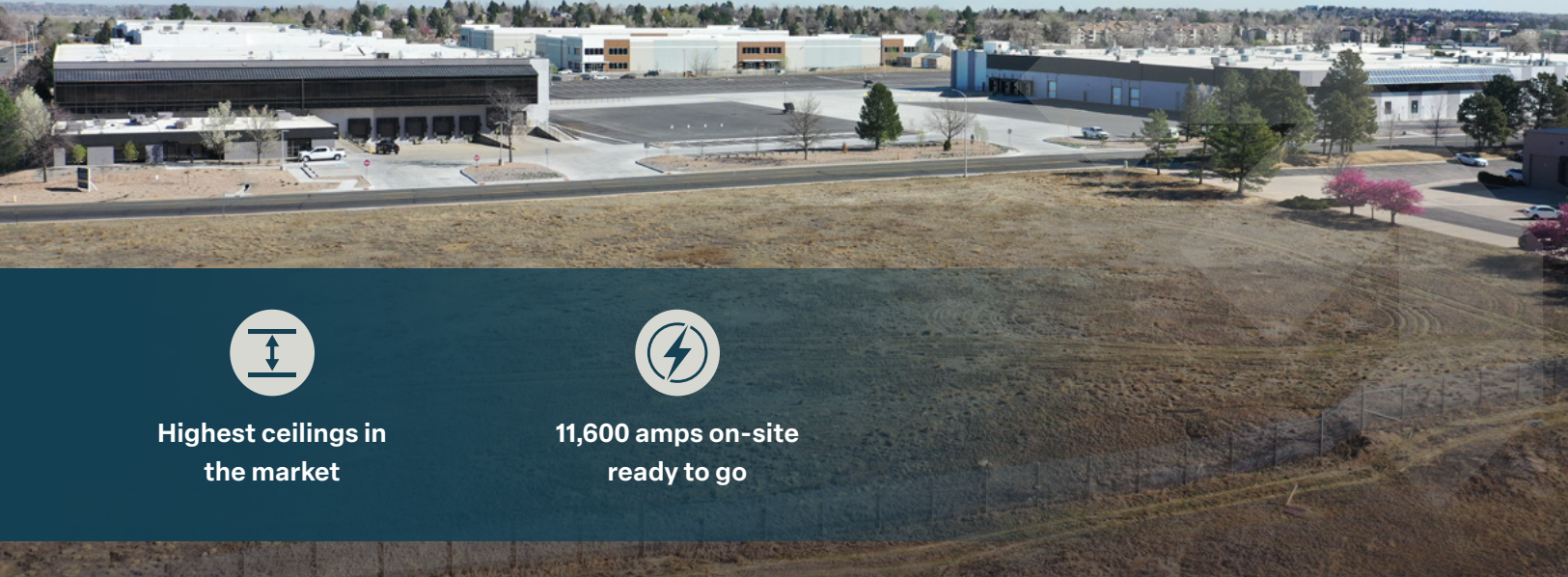
SKB



Building 1: 79,228 SF | 2597 W Midway Blvd

Building 2: 129,154 SF | 2567 W Midway Blvd

Welcome to



Highest ceilings in the market



11,600 amps on-site ready to go

# Building Specs

	Building 1	Building 2	Building 3
Address	2597 W Midway Blvd	2567 W Midway Blvd	N/A
Building Size	79,228 SF	129,154 SF (divisible to 50,000 SF)	Up to 78,000 SF
Office/Flex Space	1st floor: 8,652 SF 2nd floor: 12,444 SF	1st floor: 18,933 SF 2nd floor: 15,939 SF	BTS
Outside Storage	Up to 40,000 SF screened	Up to 30,000 SF screened	Up to 20,000 SF screened
Power	3,000 AMPS at 480/277v	7,000 AMPS AT 480/277V	BTS
Water	1.5" water tap	2" water tap	BTS
Ceiling Height	37' 6" clear	28' clear	28' clear (BTS)
Sprinkler	ESFR	ESFR	ESFR
Loading	11 dock high doors, 4 grade doors	8 dock high doors, 4 grade doors	BTS

## Property Highlights



Industrial redevelopment conveniently located between Boulder and Denver



R&D and advanced manufacturing uses



Newly renovated exteriors, doors, parking areas and expanded loading



Total site area: 20.7 AC



Outside storage, screening required



Ceiling heights: 28' - 37'6"



Gas: Abundant natural gas



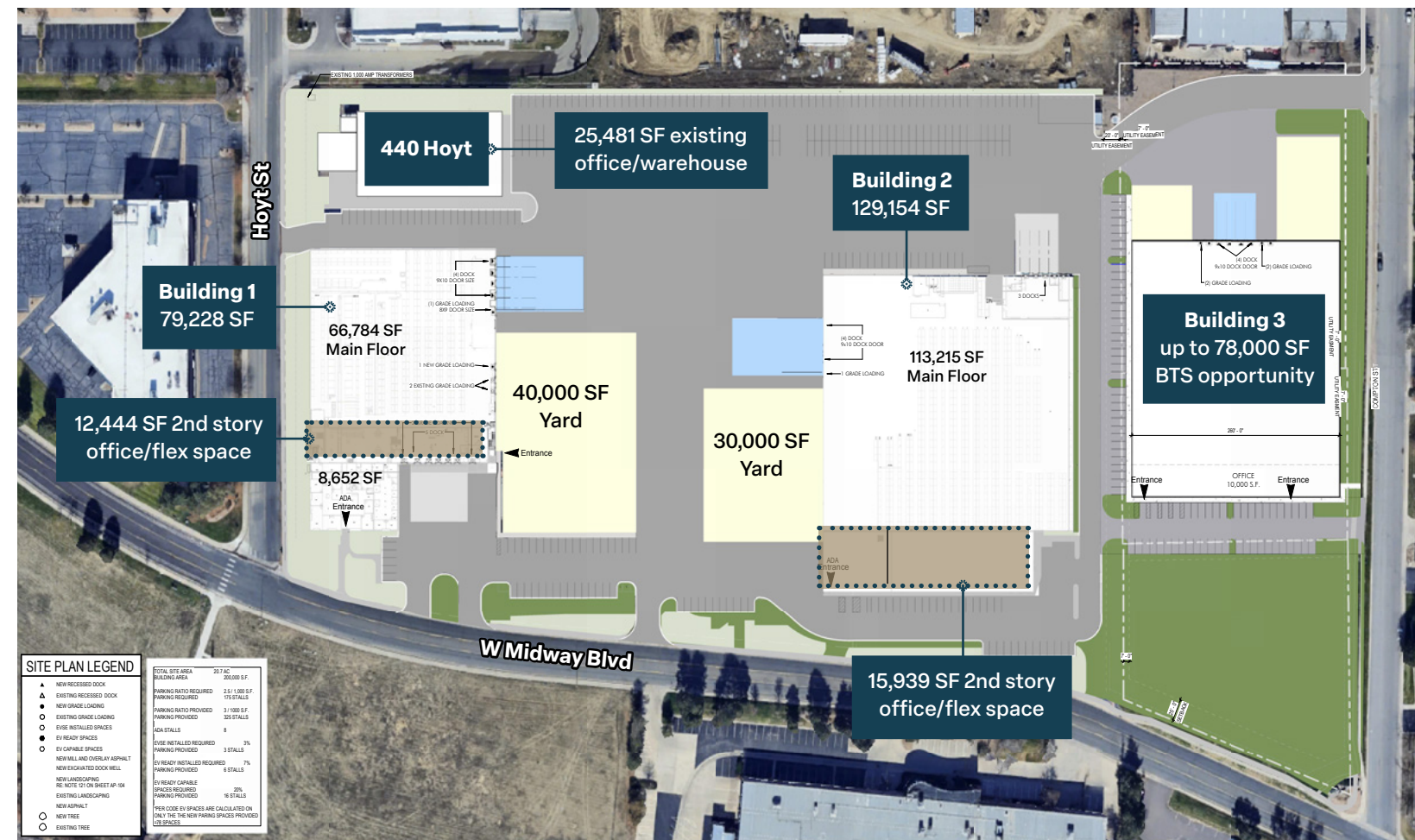
Parking: 350+ spaces



Warehouse area 100% HVAC



Heavy power: 11,600 amps / volts 480





**EXPANDED LOADING**

# Newly Renovated

Recently completed upgrades include new doors, refreshed parking areas, expanded loading, dedicated outdoor storage and concrete truck aprons and path.



**OUTSIDE STORAGE**



**CONCRETE TRUCK APRONS AND PATH, AMPLE PARKING**

# Access and Amenities



Direct access to Hwy 36, which connects Denver and Boulder



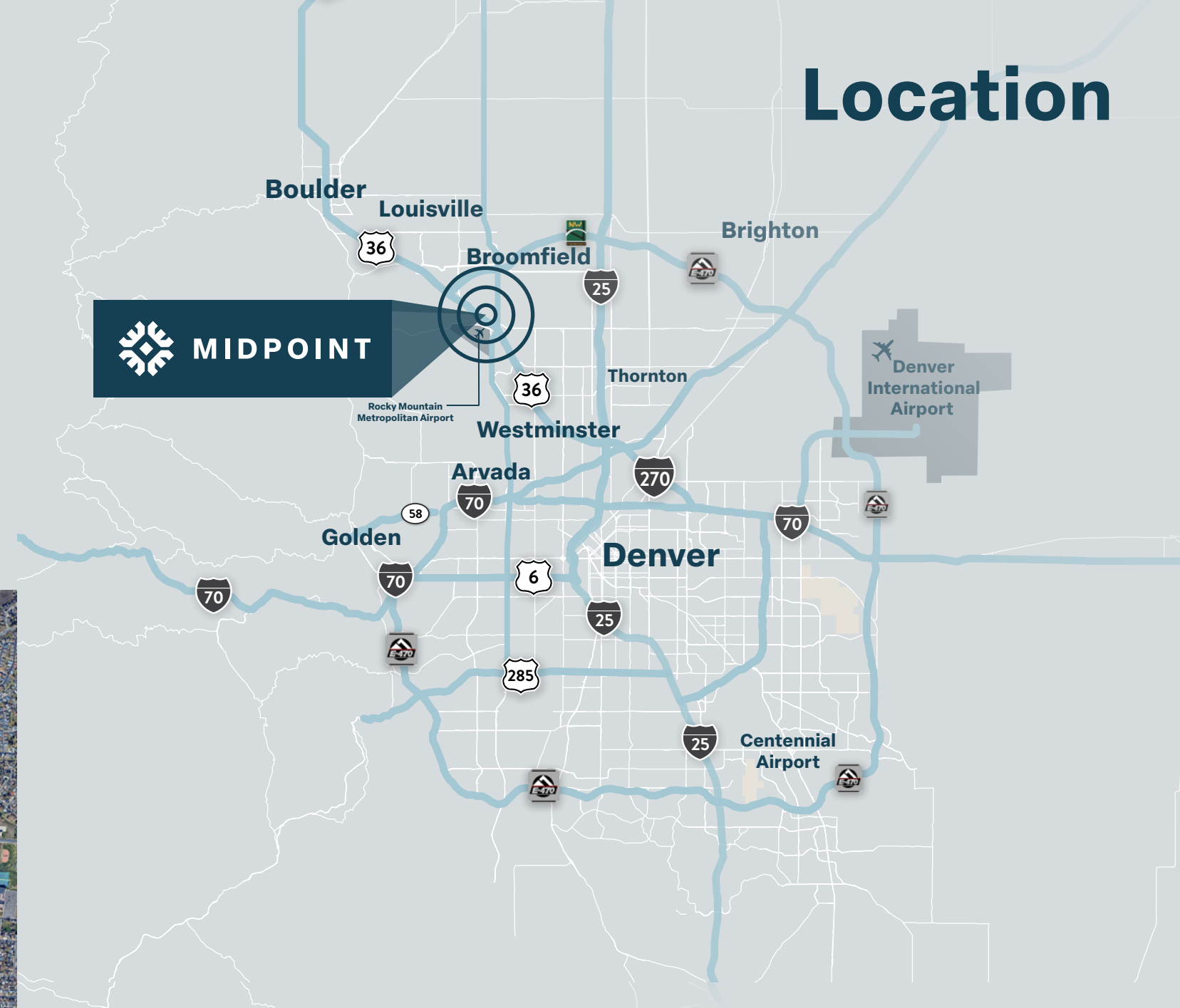
Located next to affluent, high-growth workforce



Nearby retail, dining & entertainment with Flatiron Crossing and Interlocken within a 7 minute drive



# Location



## STRATEGIC. SEAMLESS. CENTRAL.

Midpoint is strategically located between Denver and Boulder, with strong regional connectivity. Surrounded by a skilled labor base and established business parks, the property provides convenient access to nearby amenities.





**For more information,  
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