

# CY COMMERCE YARDS

New Construction | 3 Buildings | Flexible Single or Multi-Tenant

## NEW CONSTRUCTION WITH OUTSIDE STORAGE

Industrial For Sale or Lease



Heinz Way & 96th Ave.  
Commerce City, CO 80022

**Mark Dwyer**

Vice President  
303.877.1620  
mdwyer@lpc.com

**Sam Slaton**

Vice President  
303.517.5183  
sslaton@lpc.com

**Carlo Kemp**

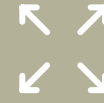
Associate  
303.596.2054  
carlo.kemp@lpc.com

**Lincoln**

# CLASS A PRODUCT WITH DEDICATED OUTDOOR STORAGE



**46**  
Acres



**466K+**  
Square Feet



**28-32'**  
Clear Height

## EXCELLENT FOR TENANTS IN:



Building Material  
Supply



Oil, Gas, Energy,  
& Utilities



Manufacturing



Equipment Sales  
& Rental



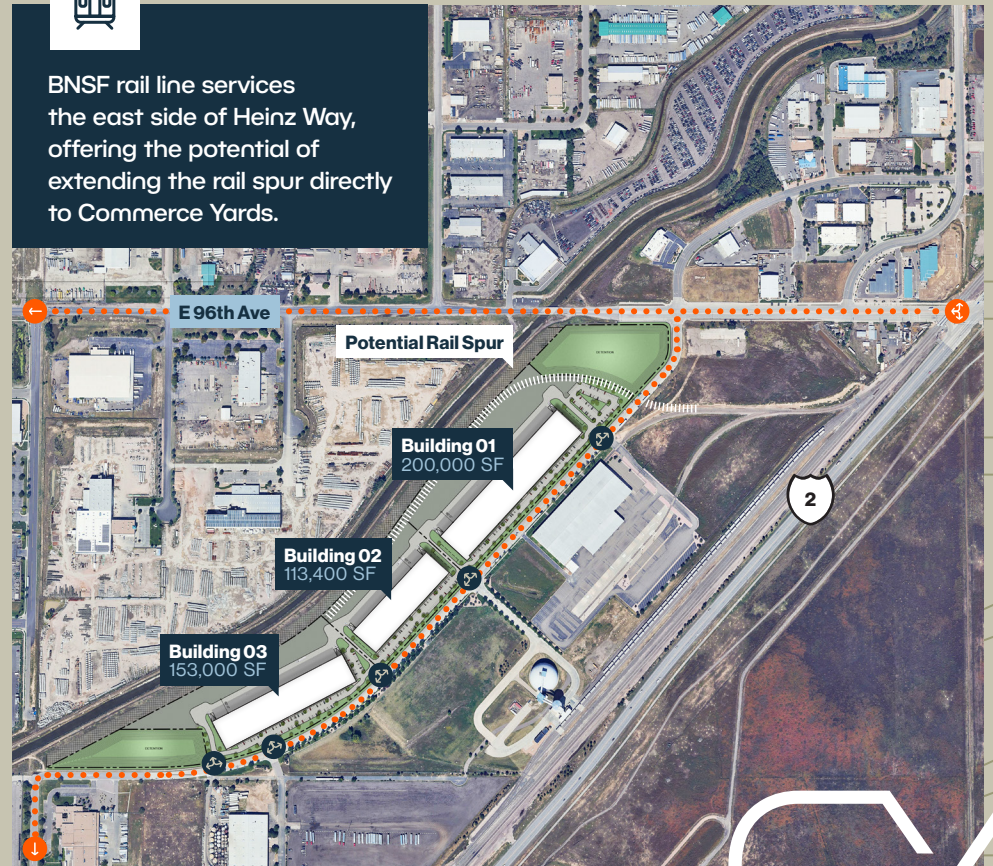
Rail-Serviced  
Operators



Transportation  
& Fleet Operations



BNSF rail line services the east side of Heinz Way, offering the potential of extending the rail spur directly to Commerce Yards.



# WHERE EVERY DETAIL COMES INTO FOCUS

Clerestory Windows  
throughout Project

20'W x16'H  
Drive-In Doors

4,000A @  
277/480V Power

Full-Height  
Well Docks

35,000 lb  
Levelers

28-32'  
Clear  
Height

LED Lights on  
Motion Sensors

7" Concrete  
Slab

Up to 60' Column Spacing  
with 60' Speed Bays

ESFR with  
K-17 Heads



# SITE PLAN



466,000+ SF



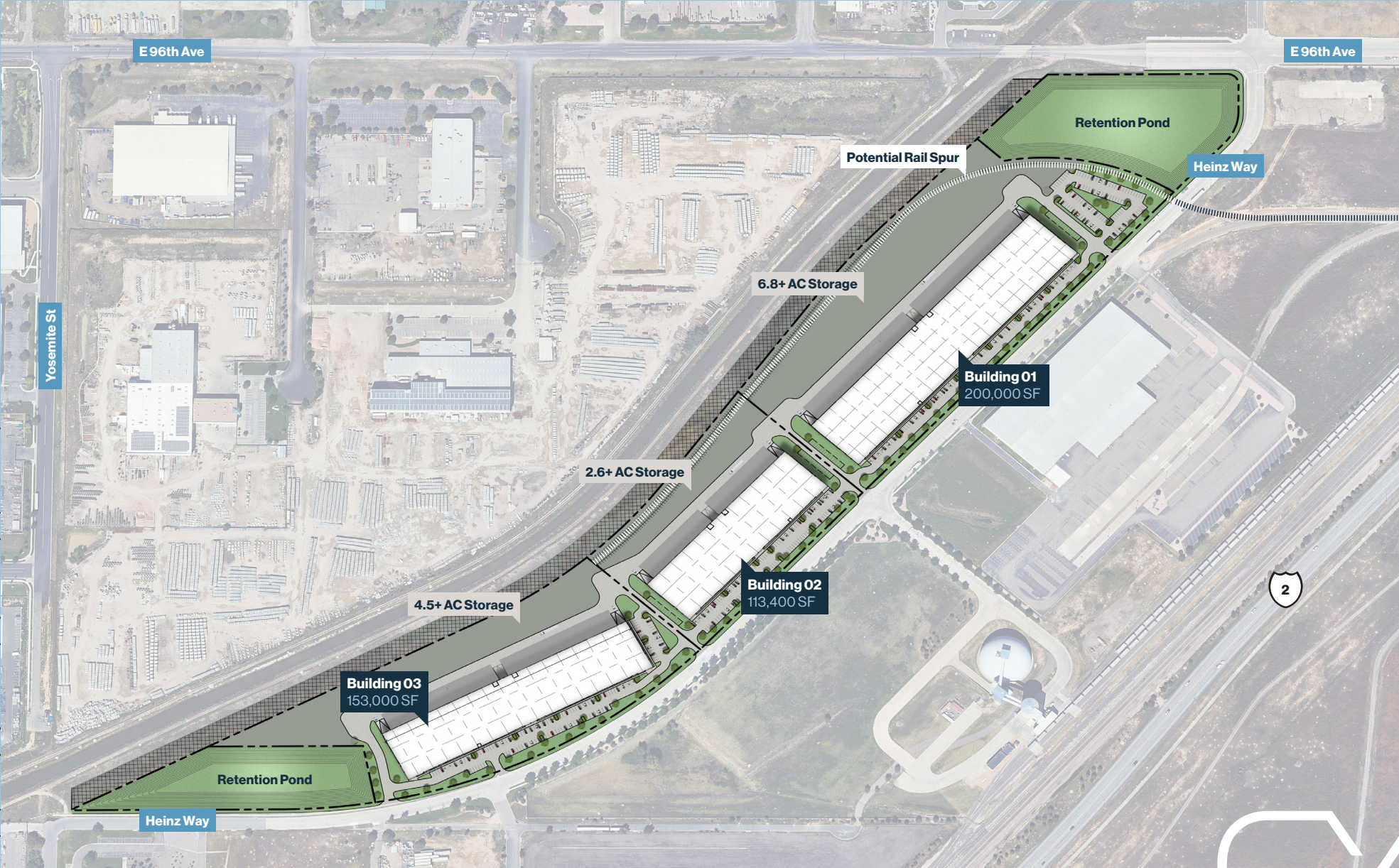
480 Parking Spaces



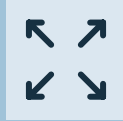
18 Docks  
12 Drive-Ins  
(20'Wx16'H)



13.9+ AC  
of Storage



# BUILDING 01



200,000 SF



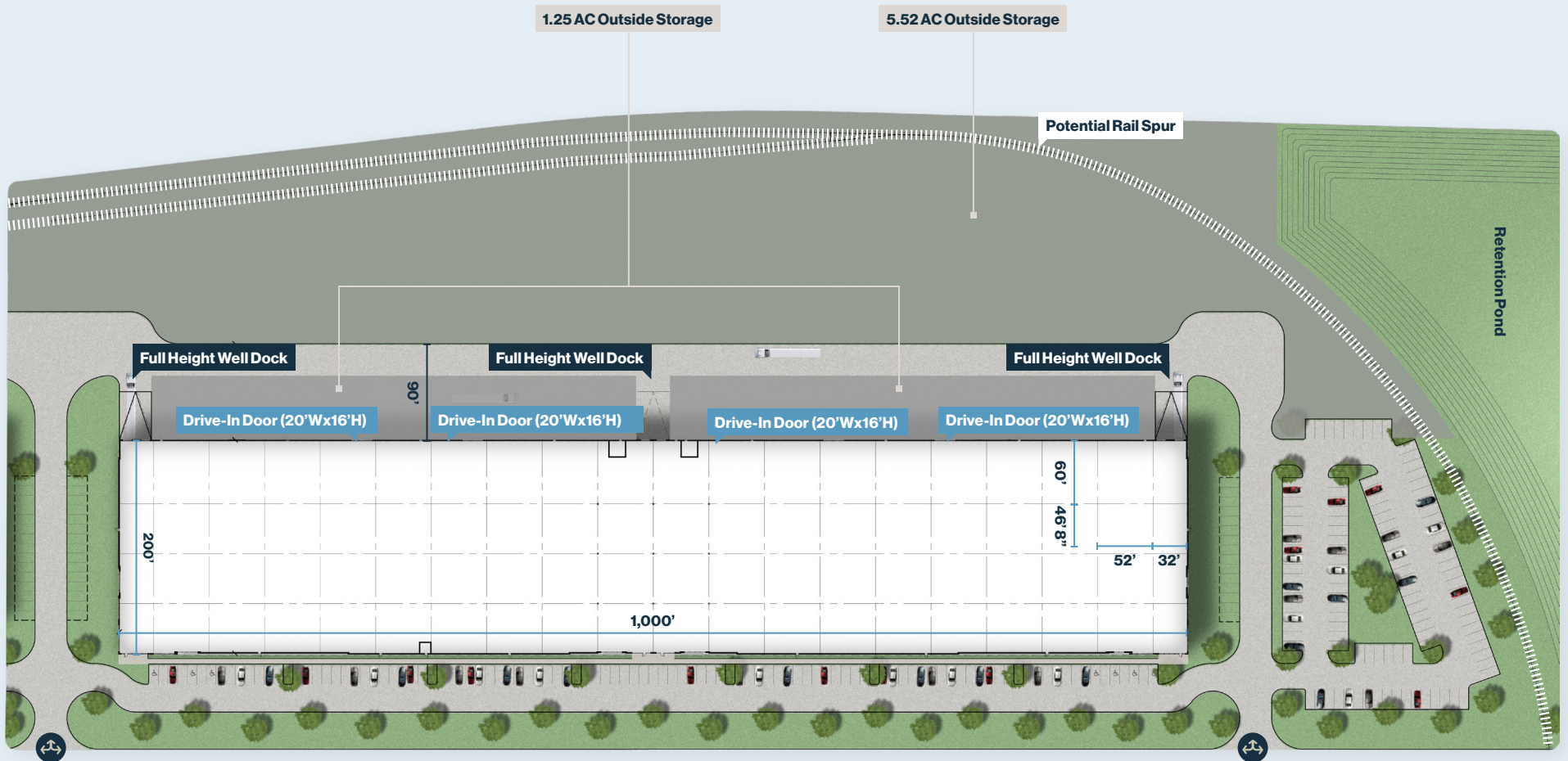
206 Parking Spaces



32' Clear Height



4,000A @ 277/480V



4 Drive-Ins  
(20'Wx16'H)



6 Dock-High  
Doors



6.77 AC Outside  
Storage



Divisible

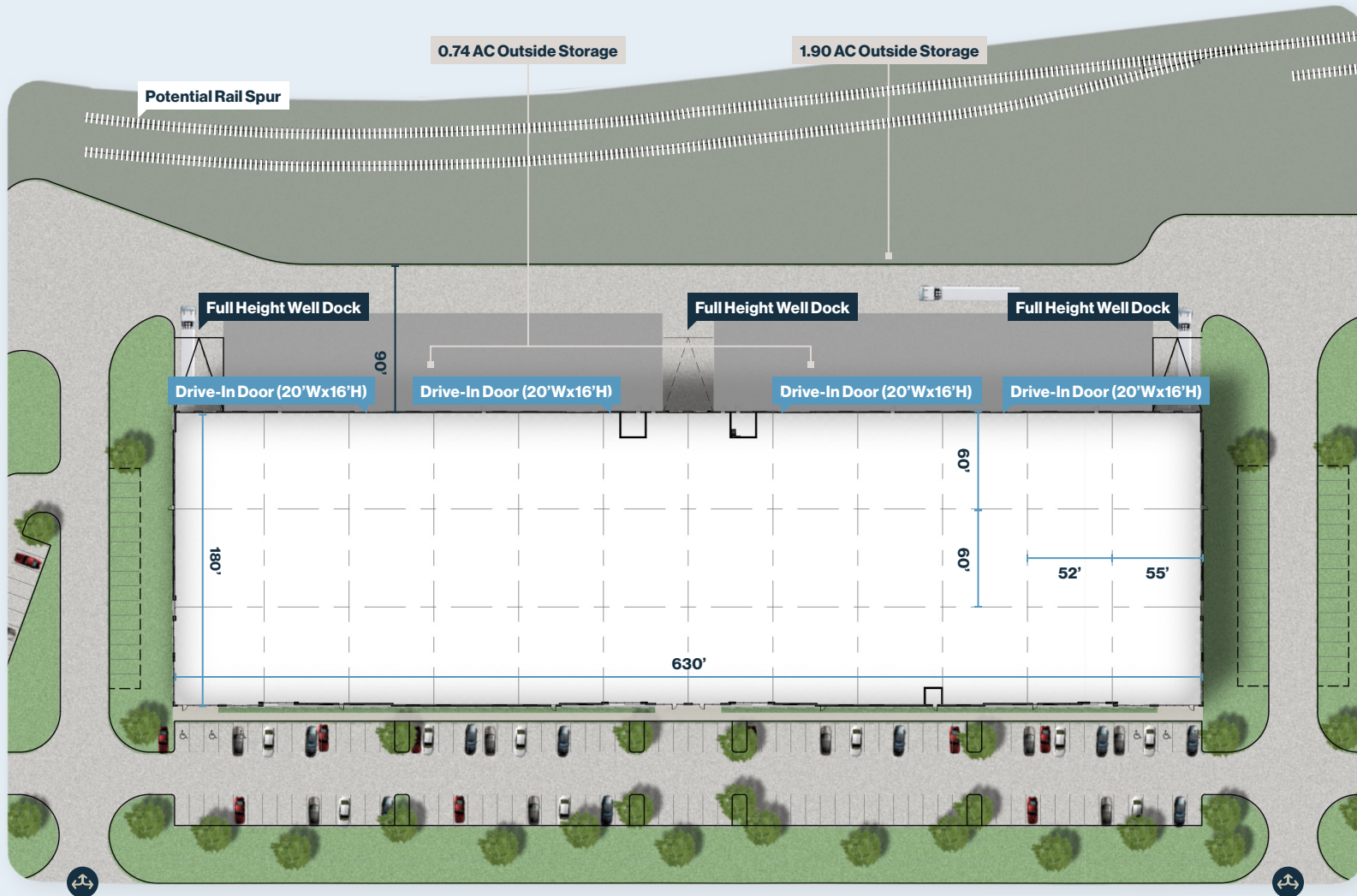
# BUILDING 02

113,400 SF

127 Parking Spaces

28' Clear Height

4,000A @ 277/480V



4 Drive-Ins (20'Wx16'H)

6 Dock-High Doors


2.64 AC Outside Storage

Divisible

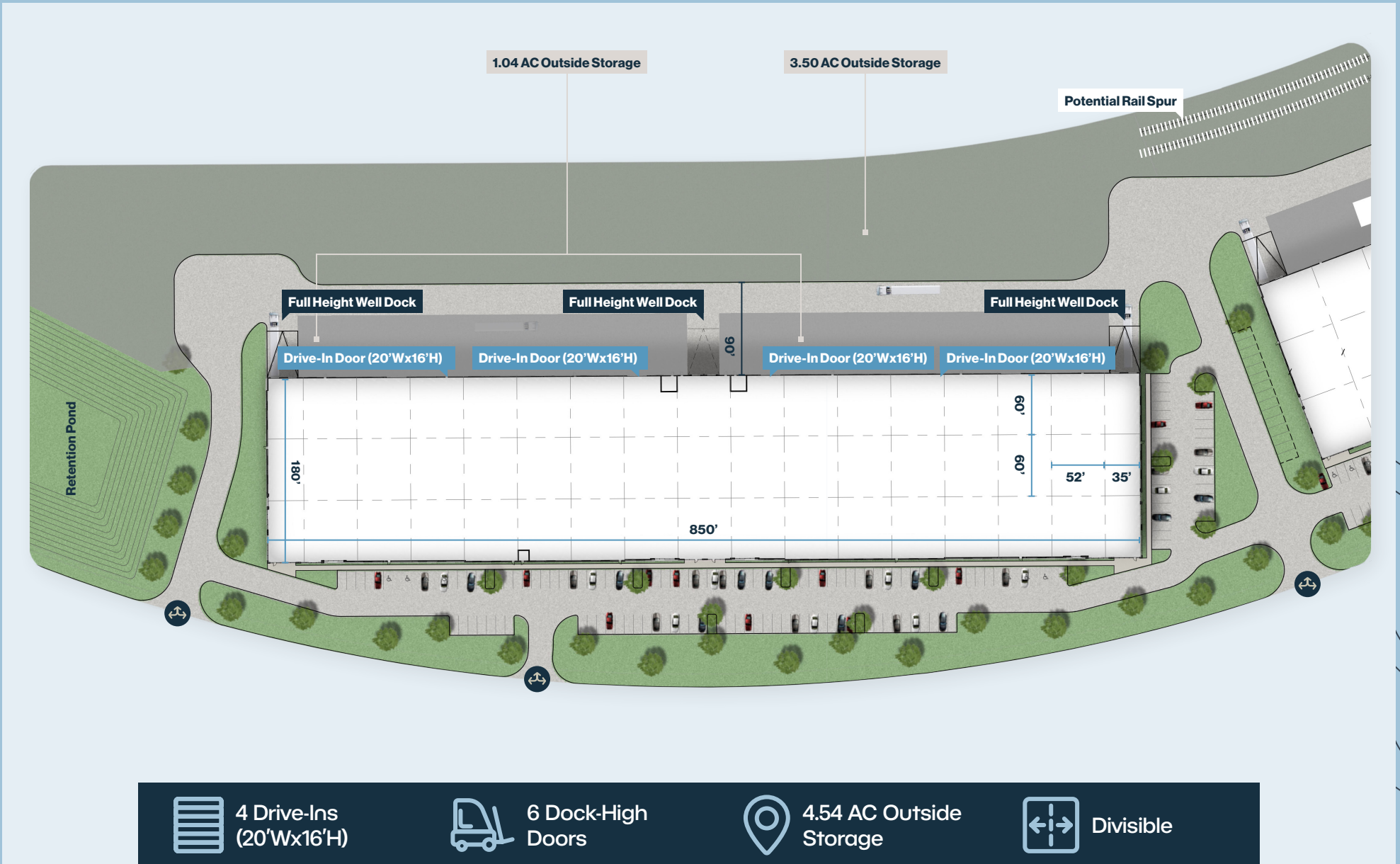
# BUILDING 03

 153,000 SF

 206 Parking Spaces

 32' Clear Height

 4,000A @ 277/480V



 4 Drive-Ins (20'Wx16'H)

 6 Dock-High Doors

 4.54 AC Outside Storage

 Divisible

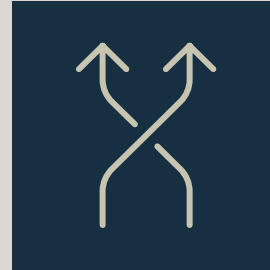
The Specs

# STRATEGIC SITE WITH ACCESS TO MAJOR HIGHWAYS



DRIVE TIMES

Hwy 2: Immediate	I-76: 3 Minutes	E-470: 9 Minutes	I-25: 10 Minutes
I-70: 14 Minutes	DIA: 16 Minutes	I-225: 18 Minutes	



Existing tenants benefit from unmatched access to Denver's workforce, with the region's highest concentration of skilled trades, manufacturing, and logistics labor residing within close proximity to the site.



## The Demographics

# IMMEDIATE ACCESS TO A LARGE SKILLED LABOR POOL

North Denver and Northern Colorado have the fastest growing populations in Colorado



**Immediate access to skilled trades, manufacturing, and logistics labor pool**

- + The strongest regional concentration of blue-collar workforce is within a two-mile radius.
- + Transportation, Warehousing & Utilities industries have added almost 17,000 jobs to the Denver workforce over the past five years.



**Affordable housing options within immediate area**

- + Several large residential developments under construction within five miles of Commerce Yards deliver affordable housing options.
- + Most warehouse employees live within a 10- to 20-minute commute from Commerce Yards.



**Access to vast majority of Denver Metro's population within 25 miles**

- + Within 10 miles, 5K construction, transportation, and utilities workers make up 25.3% of the workforce—97% above the national average.



DENVER, CO

	3 Miles	5 Miles	10 Miles
<b>Population (2024)</b>	23,016	147,488	784,975
<b>Projected Population (2029)</b>	24,923	160,046	831,652
<b>Education (Bachelor's)</b>	2,679	17,741	108,733
<b>Industry</b> Services, Transportation, Wholesale, Manufacturing, Production, Construction, Utilities	9,151	54,127	274,924
<b>Average Household Income</b>	\$107,447	\$106,824	\$104,409
<b>Median Home Value</b>	\$419,587	\$422,318	\$446,293

### Adams County Incentives

The Enterprise Zone (EZ) program is designed to promote job creation, business growth, and development opportunities in areas of the Adams County targeted for economic stimulation. Business locating within the Adams County EZ may be eligible for one or more of the below state income tax credits related for qualifying investments made. Prior to each income tax year, a business located in an EZ must apply and be pre-certified prior to beginning an activity to earn any of the business tax credits. At the end of the income tax-year, a business must certify that the activities were performed.

Adams EDC serves as the Enterprise Zone Administrator for Adams County, managing and marketing the program on behalf of the Colorado Office of Economic Development and International Trade. (OEDIT)

<b>Investment Tax Credit</b>	3% of capital investment purchases	<b>Job Training Credit</b>	12% of qualified training expenses
<b>New Jobs Credit</b>	\$1,100/net new employee	<b>R&amp;D Expenditures Credit</b>	3% of increased R&D expenditures
<b>Health Insurance Credit</b>	\$1,000/employee first 2 years in EZ	<b>Vacant Building Rehab Credit</b>	25% of rehab expenditures



# CY COMMERCE YARDS

Heinz Way & 96th Ave. | Commerce City, CO 80022



## NEW CONSTRUCTION WITH OUTSIDE STORAGE

**Mark Dwyer**  
Vice President  
303.877.1620  
mdwyer@lpc.com

**Sam Slaton**  
Vice President  
303.517.5183  
sslaton@lpc.com

**Carlo Kemp**  
Associate  
303.596.2054  
carlo.kemp@lpc.com

The information contained herein has been obtained through sources deemed reliable but neither Owner nor Lincoln Property Company makes guarantees, warranties or representations to its completeness or accuracy.

**Lincoln**