

Colliers

59,362 SF Endcap Unit Available
with Heavy Parking

For Lease

North Central Logistics Center

7450 Clayton St., Denver, CO 80229

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**VIRTUAL
TOUR**
UNIT 100



Lease Rate:
Call Broker
Operating Exp.:
\$4.92/SF/YR



STRATEGIC LOCATION MODERN DESIGN

North Central Logistics Center offers an opportunity to lease space in Denver's most strategic infill location.

Designed for distribution and logistics users, the property combines modern design with exceptional access to major interstates and proximity to Denver's core. This highly functional facility is ideal for companies seeking efficiency, visibility, and access to the metro's growing labor and consumer base.

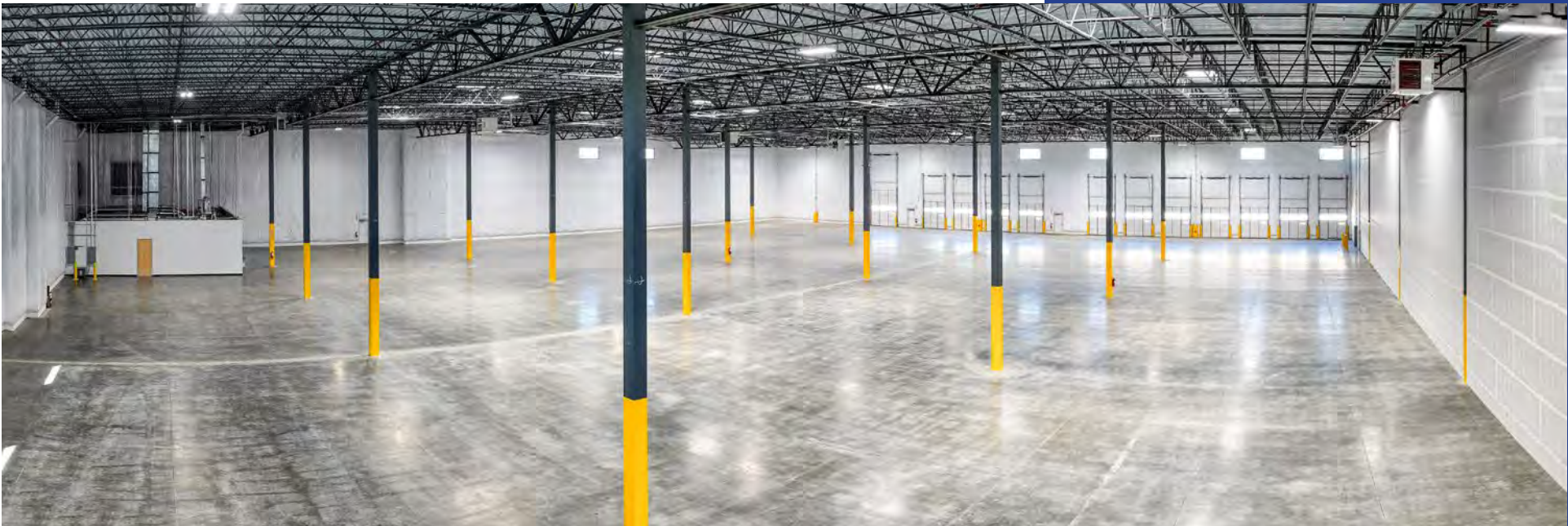
North Central Logistics Center
7450 Clayton St., Denver, CO 80229

59,362 SF Available
Freestanding Building

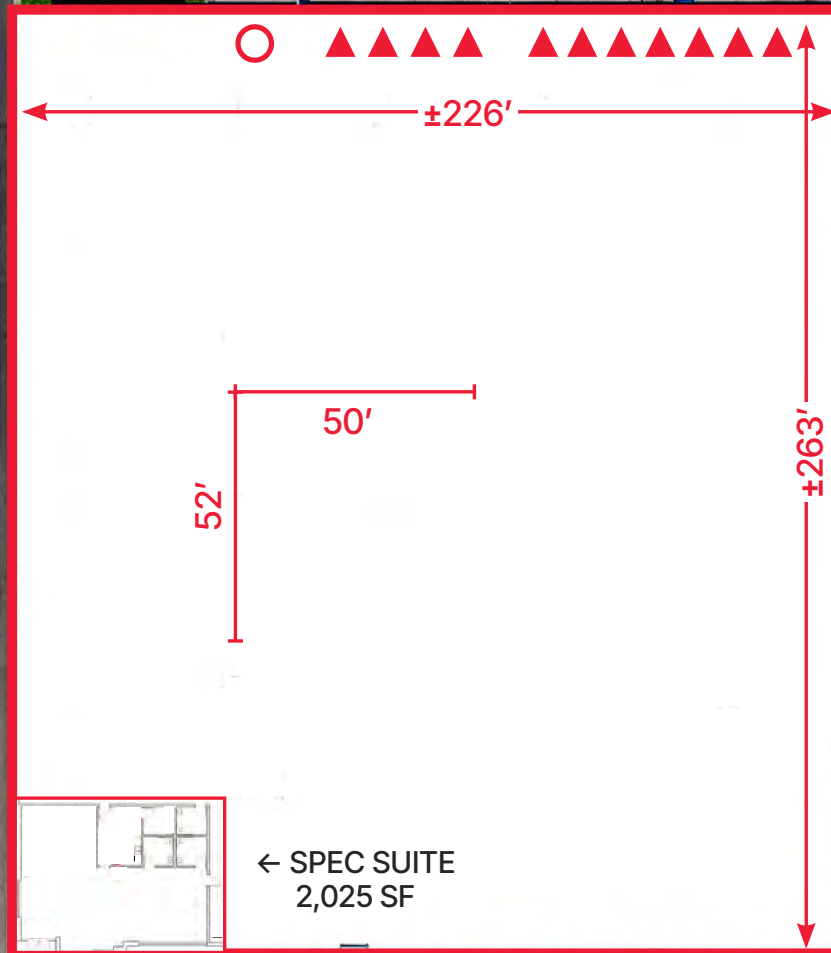


Building A
UNIT 100

Total Building	±102,830 SF
Available SF	±59,362 SF
Spec Office SF	±2,025 SF
Loading	11 Docks; 1 Drive-In (12' x 14')
Clear Height	32'
Column Spacing	52' X 50'
Power	800 Amps; 277/480V (TBV)
Parking	91+ Striped
Sprinkler	ESFR
Zoning	I-1 (Adams County)
Security	Fully Fenced & Secure



SECURITY ACCESS FENCE



← SPEC SUITE
2,025 SF

STRATEGIC LOCATION

Located at the crossroads of I-25, I-76, and I-270, this is one of the few Class A options within Denver's urban core offering true last-mile capability and direct connectivity to major regional corridors.

DOWNTOWN DENVER



3.1 MILES



2 MILES



1 MILE

±59,362 SF AVAILABLE
UNIT 100 | BUILDING A

224

YORK STREET

CLAYTON STREET



MOVE-IN READY OFFICE



UNIT 100 OFFICE

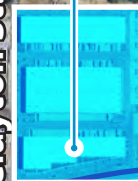


Location & Access



I-25 VPD: 194,000 VPD
(CDOT 2024)

North Central
Logistics Center
7450 Clayton St.



York St.

Clayton St.

E. 74th Ave.

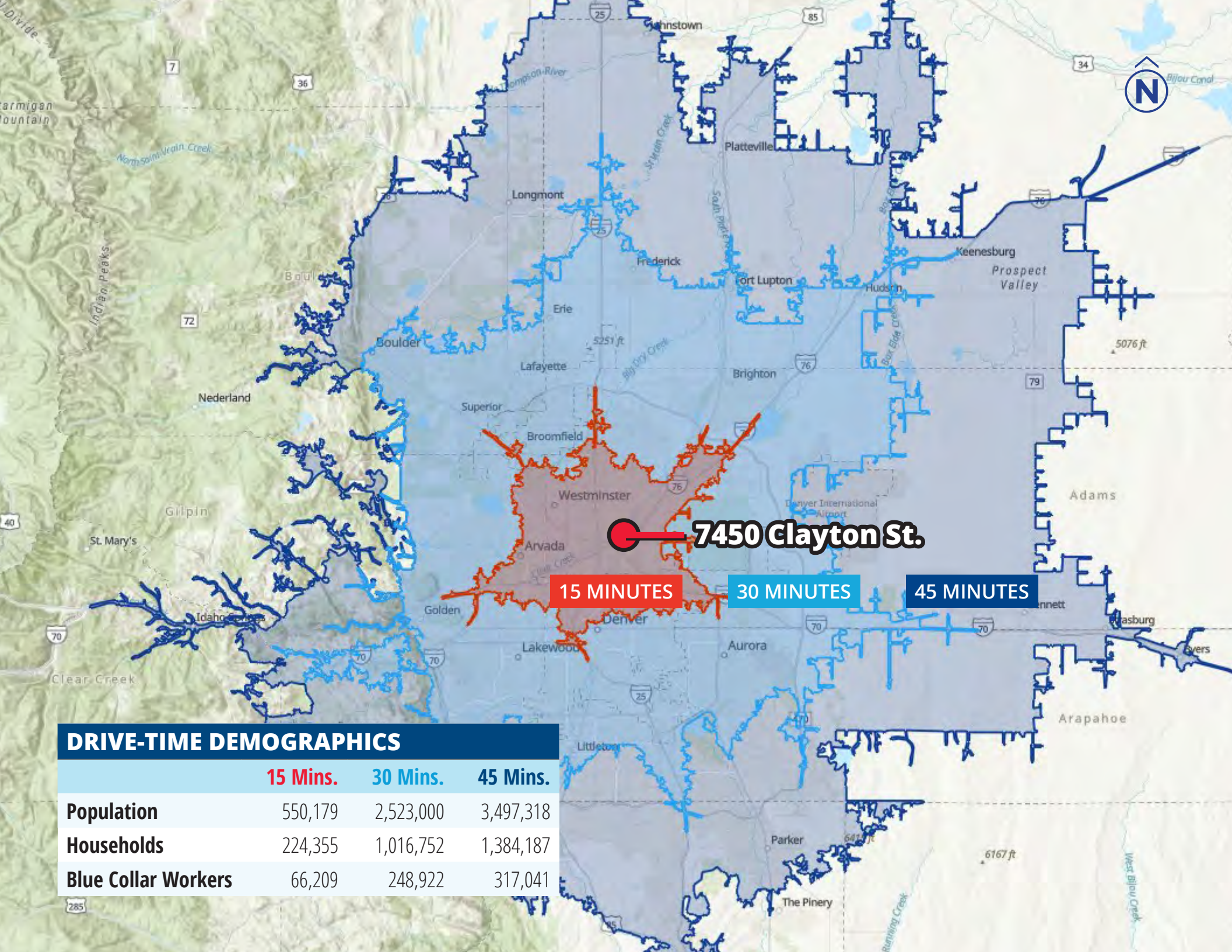
E 74th Ave (Hwy 224)
VPD: 16,000 VPD
(CDOT 2024)

I-76 VPD: 99,000 VPD
(CDOT 2024)

I-270 VPD: 106,000 VPD
(CDOT 2024)

I-76 Adjacent infill location with quick access to I-25 & I-270.

- 0.5 mile to I-76
- 1 mile to I-270
- 3.5 miles to I-25
- 4.5 miles to I-70
- 8 miles to Downtown
- 10.5 miles to E-470
- 21 miles to Denver International Airport



7450 Clayton St.

15 MINUTES

30 MINUTES

45 MINUTES

DRIVE-TIME DEMOGRAPHICS

	15 Mins.	30 Mins.	45 Mins.
Population	550,179	2,523,000	3,497,318
Households	224,355	1,016,752	1,384,187
Blue Collar Workers	66,209	248,922	317,041



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