















# MCMANUS INDUSTRIAL TEAM

**APRIL 2025 - AVAILABLE PROPERTIES**
**DENVER, COLORADO**

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
 <p><b>Interstate Logistics Center Bldg. 2</b> 21251 East 152nd Avenue Brighton, CO 80603</p>	 <a href="#">click here to view</a>	1,075,760 SF	100,000 SF	For Sale or Lease	Northeast (I-76 Corridor)	Proposed Class A Industrial Park on over 90 acres with ability to build up to 1.46 MSF. Build-To-Suit options also available with flexible site and building size.
 <p><b>Elevation 25</b> Elevation 25 Mead, CO 80504</p>	 <a href="#">click here to view</a>	55 acres (ability to build up to 850,000 SF)	Contact Broker	For Sale, Lease or BTS	North	55 Acres with an unbeatable position along I-25, Elevation 25 is the gateway to unparalleled visibility and access in Mead, CO. Phase II encompassing Buildings 3 & 4 breaking ground Q4 2025! Phase II will feature shallow-bay product with divisibility options below 20,000 sf. The remaining ground at Elevation 25 is available for customized Build-to-Suit opportunities.
 <p><b>Mile High Logistics Center</b> 18875 E Bromley Lane Brighton, CO 80601</p>	 <a href="#">click here to view</a>	505,916 SF	60,000 SF	For Lease	Northeast (I-76 Corridor)	Colorado's largest industrial building to date! Mile High Logistics Center (MHLC) boasts over 1.3MSF, has the lowest operating expenses in the Denver MSA, ±350 trailer stalls, flexible divisibility, and significant power. Located just 30 minutes to Downtown Denver, MHLC has great access to I-76 and E-470 via Bromley Ln.
 <p><b>Interstate Logistics Center Bldg. 1</b> 21251 East 152nd Avenue Brighton, CO 80603</p>	 <a href="#">click here to view</a>	384,000 SF	100,000 SF	For Sale or Lease	Northeast (I-76 Corridor)	Proposed Class A Industrial Park on over 90 acres with ability to build up to 1.46 MSF. Build-To-Suit options also available with flexible site and building size.
 <p><b>Broadway Logistics Center</b> 6795 Broadway Street Denver, CO 80221</p>	 <a href="#">click here to view</a>	145,746 SF	22,360 SF	For Lease	Central	Class A Industrial Park now delivered! Located in Unincorporated Adams County with Denver address means lower sales and use taxes; lowest mill levy of all new industrial projects in the Central Submarket.











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 <b>Ascent Commerce Center Bldg. 2</b> 17956 E. 84th Avenue Commerce City, CO 80022	 click here to view	178,027 SF	±90,000 SF	For Lease	Northeast (Airport)	Ascent Commerce Center is a three building industrial development on 33.2 acres within Nexus at DIA, located at Tower Rd. and E. 84th Avenue in Commerce City. Totalling 594,400 SF, Ascent has the capability of accommodating both large and small tenant requirements.
 <b>56 Franklin</b> 5601 Franklin Street Denver, CO 80216	 click here to view	9.32 Acres (supports building sizes ranging from ±35,000 SF - 135,000 SF)	9.32 Acres (supports building sizes ranging from ±35,000 SF - 135,000 SF)	For Sale or Build-to-Suit	Central	5601 Franklin 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. Located in Unincorporated Adams County and has low sales tax rates benefiting occupiers of industrial space. Build-to-Suite and Outdoor Storage options available for either lease or sale
 8221 E 96th Avenue Henderson, CO 80604	 click here to view	±105,000 SF with up to 7.5 Acres of Yard	38,000 SF	For Lease	Northeast (I-76 Corridor)	The available space has a 40' clear height at the ridge of the roof, dock high and grade level loading, along with heavy power capabilities. This site offers up to 7.5 Acres of additional usable storage yard available for lease.
 <b>Ascent Commerce Center Bldg. 3</b> 18146 E. 84th Avenue Commerce City, CO 80022	 click here to view	101,120 SF	±16,640 SF	For Lease	Northeast (Airport)	Ascent Commerce Center is a three building industrial development on 33.2 acres within Nexus at DIA, located at Tower Rd. and E. 84th Avenue in Commerce City. Totalling 594,400 SF, Ascent has the capability of accommodating both large and small tenant requirements.
 <b>First 76 Logistics Center</b> 8000 E 96th Avenue Commerce City, CO 80604	 click here to view	98,000 SF	30,351 SF	For Lease	Northeast (I-76 Corridor)	First 76 is a newly completed class A industrial building with one (1) 2,270 SF of spec office. Flexible divisibility, potential rail access, and zoned for heavy industrial.

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 <p><b>Point Central Business Park BLDG 1</b> 1051 E 73rd Avenue Denver, CO 80229</p>	 <a href="#">click here to view</a>	82,855 SF	±15,080 SF	For Lease or Sale	Central	<p>Two (2) Class A Industrial buildings on a 9.5 acre site, ideally situated in Denver's central submarket. The design of both buildings allows for flexible divisibility to suit any size company.</p> <p><b>Now Delivered!</b></p>
 <p><b>Point Central Business Park BLDG 2</b> 1051 E 73rd Avenue Denver, CO 80229</p>	 <a href="#">click here to view</a>	74,618 SF	±13,520 SF	For Lease or Sale	Central	<p>Two (2) Class A Industrial buildings on a 9.5 acre site, ideally situated in Denver's central submarket. The design of both buildings allows for flexible divisibility to suit any size company.</p> <p><b>Now Delivered!</b></p>
 <p><b>Upland II</b> 14700 E 38th Avenue Aurora, CO 80011</p>	 <a href="#">click here to view</a>	±70,080 SF	±35,000 SF	For Lease or Sale	Northeast (I-70)	<p>Located within Upland Business Park, this building provides existing rail service through Union Pacific Rail, including 5 Rail doors on the south side of the building.</p>
 <p>301 W 60th Place Denver, CO 80216</p>	 <a href="#">click here to view</a>	69,096 SF 8.86 Acres	12,000 SF	For Lease or Sale	Central	<p>Very well located, heavy industrial property with over 8 acres of outdoor storage. Newly renovated office space. Nine bridge cranes throughout building.</p>
 <p>3600 E 45th Avenue Denver, CO 80216</p>	 <a href="#">click here to view</a>	66,260 SF on ±2.3 Acres	20,000 SF	For Sale or Lease	Central	<p>Significant power. Floor drains throughout. Immediate access to 1-70, 1-270, 1-25. Retail amenities nearby (McDonald's, Walgreens, 7-Eleven, etc.). Close to 40th &amp; Colorado light rail station. Located in an opportunity zone and next to future development.</p>













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 <b>Ascent Building 1</b> 17776 E. 84th Avenue Commerce City, CO 80022	 click here to view	43,350 SF	43,350 SF	For Lease	Northeast (Airport)	Ascent Commerce Center is a three building industrial development on 33.2 acres within Nexus at DIA, located at Tower Rd. and E. 84th Avenue in Commerce City. Totalling 594,400 SF, Ascent has the capability of accommodating both large and small tenant requirements.
 500 E 62nd Avenue Denver, Colorado 80216	 click here to view	36,861 SF on 8.6 Acres	36,861 SF on 8.6 Acres	For Lease	Central	Ideally located, 500 E. 62nd Avenue offers 36,861 SF on 8.64 acres with immediate access I-25, I-76 and I270.
 <b>58Fed</b> 5800 Federal Boulevard Denver, CO 80221	 click here to view	36,000 SF on ±12.2 Acres	36,000 SF with ±11.5AC of outside storage	For Sale or Lease	Central	5800 Federal Blvd. 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-76 from Federal Boulevard. This property has great freeway visibility and billboard signage on Federal.
 660 Compton Street Broomfield, CO 80020	 click here to view	35,773 SF	17,254 SF	For Lease	Northwest	660 Compton Street is freestanding building located in the Northwest submarket of Denver. The property offers dock high and grade loading doors, ESFR sprinklers, functional two-story office space, and ample parking. The property can be demised down to 17,254 SF or occupied as one single tenant. The property also offers I-2 zoning, which allows for heavy industrial uses.
 <b>Upland Distribution Park</b> 13801 E. 33rd Place, Unit A Aurora, CO 80011	 click here to view	±31,540 SF	±31,540 SF	For Lease	Northeast (I-70)	Upland Distribution Park is ideally located off of I-70 and I-225 in Aurora, Colorado just west of DEN airport. Units feature skylights, dock-high & drive-in doors, rail access, sprinklers, and ample power.









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 <p>1400 East 66th Avenue Denver, CO 80229</p>	 <a href="#">click here to view</a>	58,525 SF	30,000 SF	For Sale or Lease	Central	Located just minutes from I-25, I-270, I-76 and I-70, this recently renovated industrial property boasts high image appeal and state-of-the-art facilities. With its strategic location, it provides easy access to nearby amenities, Downtown Denver, Denver International Airport, and lies in the heart of Metro Denver's expanding population base and skilled workforce.
 <p><b>Upland Distribution Park</b> 14101 E. 33rd Place, Unit A Aurora, CO 80011</p>	 <a href="#">click here to view</a>	±26,525 SF	±26,525 SF	For Lease	Northeast (I-70)	Upland Distribution Park is ideally located off of I-70 and I-225 in Aurora, Colorado just west of DEN airport. Units feature skylights, dock-high & drive-in doors, rail access, sprinklers, and ample power.
 <p>3609 Wazee Street Denver, CO 80216</p>	 <a href="#">click here to view</a>	26,515 SF	Flexible	For Lease	Central	3609 Wazee presents businesses and individuals a unique opportunity to lease storage space in Downtown Denver with maximum flexibility on the amount of space that can be leased and an owner that will consider short term leases. With direct access to both I-25 and I-70 and adjacent to the 38th & Blake Rail Station, this location is at the center of it all.
 <p><b>Montbello Industrial Portfolio Building 11</b> 11839 E. 51st Avenue Denver, CO 80239</p>	 <a href="#">click here to view</a>	22,118 SF	22,118 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.
 <p><b>Montbello Industrial Portfolio Building 3</b> 4905 Nome Street Denver, CO 80239</p>	 <a href="#">click here to view</a>	20,000 SF	20,000 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.

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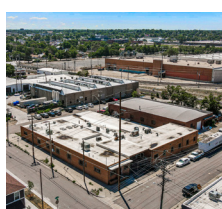





**APRIL 2025 - AVAILABLE PROPERTIES**
**DENVER, COLORADO**

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
 <b>4735 &amp; 4755 Washington Street</b> Denver, CO 80216	 click here to view	<b>4735</b>   14,442 SF <b>4755</b>   18,955 SF	<b>4735</b>   14,442 SF <b>4755</b>   18,955 SF	For Sale	Central	Right off I-70 and I-25, 4735-4755 Washington Street sits in the ideal Central Denver submarket. Just minutes from Downtown Denver and multiple major thoroughfares, this site provides immediate proximity to major Denver hubs and skilled workforce. With 0.5 acres of fenced yard at building 1 and mixed industrial use zoning, this site offers a unique opportunity for industrial tenants/users.
 <b>Upland Distribution Park</b> 14509 E. 33rd Place, Unit H Aurora, CO 80011	 click here to view	18,541 SF	18,541 SF	For Lease	Northeast (I-70)	Upland Distribution Park is ideally located off of I-70 and I-225 in Aurora, Colorado just west of DEN airport. Units feature skylights, dock-high & drive-in doors, rail access, sprinklers, and ample power.
 <b>3755 Wazee Street</b> Denver, CO 80216	 click here to view	16,954 SF	Contact Broker	For Lease	Central	Located in the booming, trendy and highly sought-after creative arts neighborhood, RiNo, 3755 Wazee Street presents a rare opportunity to lease a warehouse with a cooler and a dry storage component just minutes from Downtown Denver. Given the property's unique offerings along with its close proximity to Downtown, 3755 Wazee Street is a tremendous building for a variety of food related tenants.
 <b>Montbello Industrial Portfolio Building 17</b> 4850 - 4870 Nome Street Denver, CO 80239	 click here to view	35,392 SF	10,450 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.









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 <p>7627 Dahlia Street Commerce City, CO 80022</p>	 <a href="#">click here to view</a>	14,980 SF/ 6.06 Acres	N/A	For Lease	Central	7627 Dahlia is ideally located in central Denver with great connectivity to the entire metro area. The property totals 6.06 acres of land and 14,980 SF of improvements. The property features 16'-18' clear height, five (5) drive-thru bays, I-2 Zoning in unincorporated Adams County, and plenty of outside storage.
 <p><b>Upland Distribution Park</b> 14704 E. 33rd Place, Unit J Aurora, CO 80011</p>	 <a href="#">click here to view</a>	±14,667	±14,667	For Lease	Northeast (I-70)	Upland Distribution Park is ideally located off of I-70 and I-225 in Aurora, Colorado just west of DEN airport. Units feature skylights, dock-high & drive-in doors, rail access, sprinklers, and ample power.
 <p>4280 Columbine Street Denver, CO 80403</p>	 <a href="#">click here to view</a>	13,025 SF	13,025 SF	For Sale or Lease	Central	Stand alone industrial building in central location. Fully conditioned with small yard.
 <p>1370 Simms, Lakewood, CO 80401</p>	 <a href="#">click here to view</a>	12,710 SF + 1.5AC	12,710 SF + 1.5AC	For Sale or Lease	West	Situated in Denver's high-demand West submarket, 1370 Simms offers highly sought-after fenced and gated outdoor storage ideal for IOS users or redevelopment. The property enjoys excellent access to I-70, I-25 and Highway 6 and is available for immediate occupancy. Features include 9 grade level doors and a low mill levy.
 <p><b>Upland Distribution Park</b> 14704 E. 33rd Place, Unit G Aurora, CO 80011</p>	 <a href="#">click here to view</a>	±12,499	±12,499	For Lease	Northeast (I-70)	Upland Distribution Park is ideally located off of I-70 and I-225 in Aurora, Colorado just west of DEN airport. Units feature skylights, dock-high & drive-in doors, rail access, sprinklers, and ample power.

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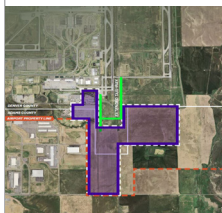








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**DENVER, COLORADO**

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
 <p>6100 Federal Boulevard Denver, CO 80022</p>	 <a href="#">click here to view</a>	10,400 SF/ 10.09 Acres	N/A	For Sale or Lease	Central	6100 Federal Blvd is a rare, large central infill opportunity in the 6100 Federal Assemblage for a tenant or owner to occupy over ten acres of land permitted for Industrial Outdoor Storage. The warehouse is 16-18' clear and equipped with two grade-level loading doors. A separate ±2,000 SF office/shop is also available on the premises. The entire property is fenced & gated providing a secure site. In addition to the outdoor storage, the site includes a paved parking lot with approximately 100 spaces for customer and employee parking.
 <p>4390 Madison Street Denver, CO 80604</p>	 <a href="#">click here to view</a>	Contact Broker	Contact Broker	For Sale or Lease	Central	The property at 4390 Madison Street was originally developed in 1959 and used as a grain elevator, with a robust milling capacity. The property was also used as a major distribution center to the commercial bakeries and retail grocery stores in the region. The facility can be converted for grain, sugar, plastic pellets or other dry bulk storage.
 <p>4881 Eagle Place Frederick, CO 80504</p>	 <a href="#">click here to view</a>	±16,135 SF on 1.91 Acres	1.91 Acres	For Lease or Sale	North	<p>Located in a newly established industrial park, this property allows for building between 4,800-16,000 SF with outside storage.</p> <p><b>Currently under construction, delivering Q4 2025!</b></p>













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**APRIL 2025 - AVAILABLE PROPERTIES - LAND**
**DENVER, COLORADO**

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
 <b>DEN Aero-Industrial District</b> 8500 Pena Boulevard Denver, CO 80249	 <a href="#">click here to view</a>	650 Acres (ability to demise to 5 acres)	650 Acres (ability to demise to ±5 acres)	For Ground Lease	Northeast (Airport)	Located in the Districts at DEN, the DEN Aero-Industrial District offers 650 acres of prime land suitable for ground lease and development. The district's unrivaled location on DEN land with access to airside facilities makes this opportunity a highly attractive prospect for investors pursuing unmatched ease and expansion for their domestic and international business ventures.
 <b>TR Ranch</b> E 112th Avenue & E-470 Commerce City, CO 80022	Coming Soon	513 Acres	Flexible	For Sale	Northeast (Airport)	Prime industrial and commercial sites available in the TR Ranch development.
 <b>Muegge Farms</b> NWC I-70 at South 1st Street Bennett, CO 80102	 <a href="#">click here to view</a>	102 Acres	10 Acres	For Sale	Northwest (Airport)	Located within the Muegge Farms development, where approximately 400 acres of residential land has sold or is under contract, this site is adjacent to the Town of Bennett's central core and the new mixed-use Bennett Crossing development. The property enjoys Easy access to Denver via the full diamond I-70 interchange.
 <b>6th &amp; Airport</b> 6th & Airport Boulevard Aurora, CO 80011	 <a href="#">click here to view</a>	±76.25 Acres	±10 Acres	For Sale or Build-to-Suit	Northeast (Airport)	This infill site is terrific for owner/user or development. This extremely well located site is situated along Airport Blvd only 3 minutes south of I-70 with immediate access to both I-225 and E-470 via 6th Avenue/Hogan Pkwy or Colfax Ave. The area is less than 20 minutes from DIA and Downtown Denver and contains ample amenities to support an industrial development.
 <b>Interstate Logistics Center Full Site</b> 21251 East 152nd Avenue Brighton, CO 80603	 <a href="#">click here to view</a>	±90 Acres	±10 Acres	For Sale or Lease	Northeast (I-76 Corridor)	New Class A Industrial Park totaling over 1.46M SF with Build-To-Suit options available.








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 <b>Elevation 25</b> Elevation 25 Mead, CO 80504	 <a href="#">click here to view</a>	55 acres (ability to build up to 850,000 SF)	Contact Broker	For Sale, Lease or BTS	North	With an unbeatable position along I-25, Elevation 25 is the gateway to unparalleled visibility and access in Mead, CO. Designed to elevate companies in Colorado's prime business corridor, Elevation 25 offers a unique opportunity with custom site planning and immediate proximity to Colorado's fastest growing population centers (Larimer & Weld Cos.) providing a dense and vibrant workforce.
 <b>6100 Federal Assemblage</b> Denver, CO 80221	 <a href="#">click here to view</a>	20.64 Acres	N/A	For Sale	Central	The 6100 Federal Assemblage offers an impressive 20.64 acres in the ideally located Central submarket.
 <b>6601 Colorado Boulevard</b> Commerce City, CO 80022	 <a href="#">click here to view</a>	11.55 acres (ability to demise down to 1 acre)	1 Acre	For Sale, Lease, BTS, or Land Sale	Central	Just rezoned to I-2. ±11.55 Acres of land in Central Denver Submarket available for sale, lease, build-to-suit, or land sale. ±30,000 SF conceptual building proposed with an abundance of space for outside storage.
 <b>56 Franklin</b> 5601 Franklin Street Denver, CO 80216	 <a href="#">click here to view</a>	9.32 Acres (supports building sizes ranging from ±35,000 SF - 135,000 SF)	9.32 Acres (supports building sizes ranging from ±35,000 SF - 135,000 SF)	For Sale or Build-to-Suit	Central	5601 Franklin 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. Located in Unincorporated Adams County and has low sales tax rates benefiting occupiers of industrial space.
 <b>10000 Havana Street</b> Henderson, CO 80640	 <a href="#">click here to view</a>	±5.7 Acres	±5.7 Acres	For Sale	Northeast (I-76 Corridor)	This property is in a great location off I-76, directly adjacent to a new state of the art 280,000 SF manufacturing/warehouse for Performance Foodservice

# MCMANUS INDUSTRIAL TEAM

## APRIL 2025 - AVAILABLE PROPERTIES - NATIONAL PORTFOLIO

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
 <p>9446 Broadview Broadview Heights, OH 44147</p>	 <a href="#">click here to view</a>	42.72 Acres	N/A	For Sale	Broadview Heights, Ohio	Part of the McManus Industrial Team's National Listings, this site is 42.72 acres located in Broadview Heights, Ohio.
 <p>1900 Lorraine Road Sarasota, FL 34240</p>	 <a href="#">click here to view</a>	30 Acres	30 Acres	For Sale	Sarasota, Florida	The subject site is 30 acres with approximately 24.90 upland acres. There are currently no utilities on site; 30" raw water main directly north of the property within a 50' easement.
 <p>2800 Apricot Street Live Oak, CA 95953</p>	 <a href="#">click here to view</a>	47,100 SF	47,100 SF	For Sale	Live Oak, California	Part of the McManus Industrial Team's National Listings, this site is 47,100 SF and located in Live Oak, California.
 <p>600 N. Henderson Street Ft. Worth, TX</p>	Contact Broker	30,044 SF	30,044 SF	For Sale	Ft. Worth, Texas	Part of the McManus Industrial Team's National Listings, this site is 30,044 SF and located in Fort Worth, Texas.





*Over the past three years alone, the team has completed over **190 transactions** surpassing **10 million square feet** and **750 acres** with a total transaction value exceeding **\$1 billion dollars**.  
The McManus Industrial Team Specializes in representing Sellers, Buyers, Landlords, and Tenants in the acquisition and disposition of industrial space throughout Colorado and the U.S.  
**CALL TO DISCUSS YOUR CURRENT/FUTURE INDUSTRIAL REAL ESTATE NEEDS***

## MCMANUS INDUSTRIAL TEAM



**DREW MCMANUS**

**VICE CHAIRMAN**

+1 303 810 8633

drew.mcmanus@cushwake.com



CONNECT WITH ME



**BRYAN FRY**

**SENIOR DIRECTOR**

+1 720 217 4071

bryan.fry@cushwake.com



CONNECT WITH ME



**RYAN SEARLE**

**SENIOR DIRECTOR**

+1 720 260 5859

ryan.searle@cushwake.com



CONNECT WITH ME



**SHANNON MCBROOM**

**SENIOR BROKERAGE SPECIALIST, ASSOCIATE**

+1 303 209 3685

shannon.mcbroom@cushwake.com



CONNECT WITH ME



**ANDREA JOHNSON**

**BROKERAGE SPECIALIST**

+1 303 813 6484

andrea.johnson1@cushwake.com



CONNECT WITH ME