BROADWAY LOGISTICS CENTER

- LOWEST OPEX OF ALL CENTRAL NEW CONSTRUCTION PRODUCT
- 50 TRAILER PARKING STALLS
- EXPOSURE TO 40,000+ VPD AT 70TH & BROADWAY



FOR LEASE AND SALE

145,746 SF AVAILABLE

6795 BROADWAY, DENVER, CO 80221

CLASS A INDUSTRIAL PARK

LOVETT INDUSTRIAL | CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

BUILDING SIZE
201,329 SF

TOTAL SITE SIZE
12 AC

AVAILABLE SF
145,746 SF
(DIVISIBLE TO 22,360 SF)

SPEC OFFICE
±2,250 SF

BUILDING DIMENSIONS
215' X 935'

COLUMN SPACING
55' X 52'

SPRINKLERS
ESFR

TRUCK COURT
130'

TRAILER STALLS
50

DOCK-HIGH DOORS
46 (12 LEVELERS)

DRIVE-IN DOORS
1 (12' X 14')

CLEAR HEIGHT
32'

AVAILABLE POWER
2,600 AMP/480V/3P
(EXPANDABLE)

PARKING
1.0/1,000

OPERATING EXPENSES
$4.21/SF (2027 EST.)



UTILITIES
FIBER PROVIDER: LUMEN (CENTURY LINK)
GAS & ELECTRIC: XCEL ENERGY
WATER & SEWER: NORTH PECOS

Unparalleled location with immediate access to Colorado's major freeways (I-25, I-76, I-270, & US-36)

Unincorporated Adams County with Denver address provides lower sales and use taxes

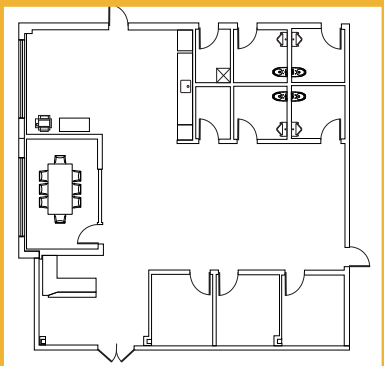
Access to an abundant labor pool within a 15 mile radius

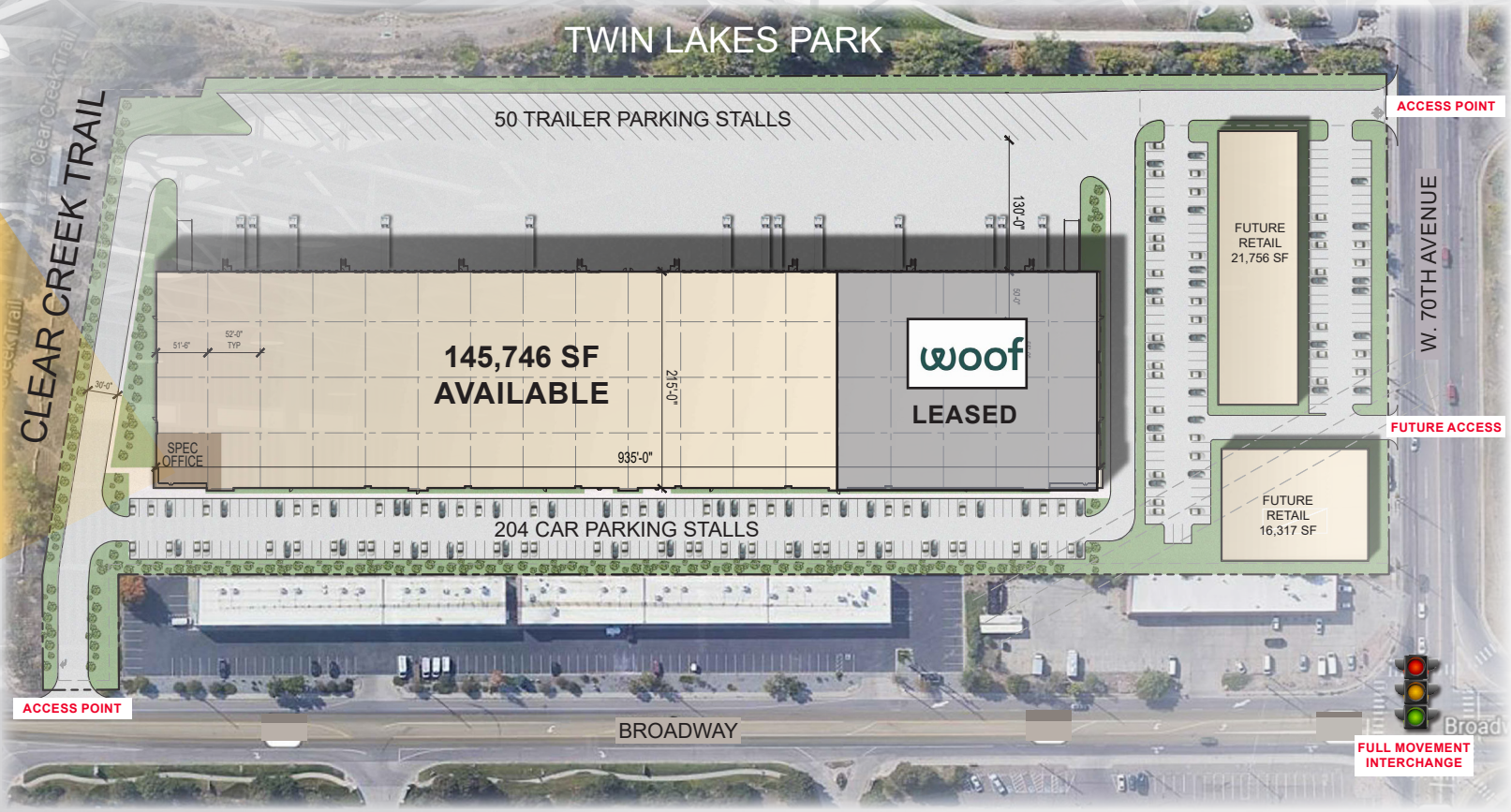
Close proximity to Downtown Denver and surrounded by numerous amenities

Lowest mill levy of all new industrial projects in Central Submarket (101.48)

SITE PLAN

±2,250 SF SPEC OFFICE





Flexible Divisibility
22,360 SF
Minimum Divisibility
Typical bay is 11,180 SF

State of the Art
Building Design with
Clerestory Windows

Front Park Rear
Load Configuration

Unprecedented Infill
Location Adjacent to
Clear Creek Trail and
Twin Lakes Park

ABOVE MARKET SPECULATIVE OFFICE FINISHES FOR IMMEDIATE OCCUPANCY







LOCATION MAP

DESTINATION	DRIVE TIMES	MILES
I-25	2 mins	0.4 mi
I-270/US-36	3 mins	0.5 mi
I-76	6 mins	2.5 mi
I-70	6 mins	4.5 mi
Downtown Denver	10 mins	5.7 mi
Denver International Airport (DEN)	26 mins	23 mi



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LOVETT INDUSTRIAL

CUSHMAN & WAKEFIELD

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