

# POINT CENTRAL BUSINESS PARK

1051 EAST 73RD AVENUE | DENVER, COLORADO

AT THE CENTER OF  
CONNECTIVITY



±140,573 SF REMAINING

**Point Central Business Park** is comprised of over 157,000 SF in two Class A Industrial buildings on a 9.5 acre site that is ideally situated in Denver's central industrial submarket. The infill location provides tenants with immediate access to all of Denver's primary interstates within minutes and encompasses Metro Denver's largest labor pool. The design of both buildings allows for flexible divisibility to suit any size company. Point Central Business Park is the premier industrial development in Central Denver.



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## PROPERTY FEATURES

<b>Total Site Size</b>	9.57 AC
<b>Available Space</b>	±140,573 SF Building 1: ±82,855 SF Building 2: ±57,718 SF
<b>Suite Size</b>	±13,520 - 82,855 SF
<b>Spec Office</b>	±2,358 SF in Building 1
<b>Dock High Loading</b>	Building 1: 13 Dock high doors (12 additional knock outs) Building 2: 10 Dock high doors (8 additional knock outs)
<b>Drive-In Loading</b>	4 Drive-in doors (each building)
<b>Parking Ratio</b>	1.5/1,000
<b>Clear Height</b>	32'
<b>Truck Court</b>	190' shared
<b>Power</b>	2,000A/480v/3p (each building)
<b>Sprinklers</b>	ESFR
<b>Zoning</b>	I-1 (Adams County)
<b>Mill Levy</b>	98.659
<b>2025 OPEX</b>	\$5.10 SF

## PROPERTY HIGHLIGHTS



**Easy Access to  
Major Highways**



**Minutes from  
Downtown Denver**



**Very competitive  
mill levy within  
Unincorporated  
Adams County**

- Flexible divisibility
- Clerestory windows
- High Parking Ratio
- Monument and building signage available
- Excellent access to I-25, I-76, I-270, US-36, and I-70
- Located within Adams County Enterprise Zone and Colorado Opportunity Zone
- Highway Visibility from I-270 (85,000 VPD)

**Sale Price Owner will consider sale**



# SITE PLAN



## SITE LEGEND

- ▲ NEW DOCK HIGH TRUCK DOOR
- △ FUTURE DOCK HIGH TRUCK DOOR
- FUTURE GRADE LEVEL TRUCK DOOR

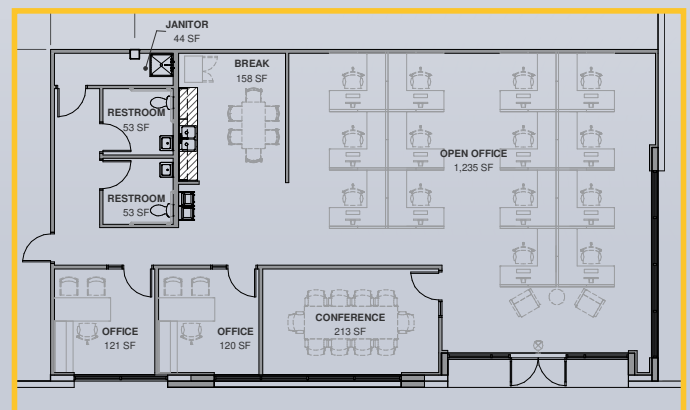
## Building 1

- Total Available** ±82,855 SF
- Minimum Divisibility** ±15,080 SF
- Spec Office** ±2,358 SF
- Dock High Loading** 13 Dock high doors  
(12 additional knock outs)
- Drive-In Loading** Four (4)

## Building 2

- Total Available** ±57,718 SF
- Minimum Divisibility** ±13,520 SF
- Office** To Suit
- Dock High Loading** 10 Dock high doors  
(8 additional knock outs)
- Drive-in Loading** Three (3)

## Conceptual Spec Office Plan





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## DRIVE TIMES & ACCESS

Source: Google

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	1.4 Miles
I-270	3 Minutes	1.5 Miles
I-76	4 Minutes	1.8 Miles
I-70	6 Minutes	4 Miles
Downtown Denver	6 Minutes	4 Miles
DEN	32 Minutes	21 Miles

POINT CENTRAL  
BUSINESS PARK

DOWNTOWN  
DENVER

WASHINGTON ST

BROADWAY

FOR MORE INFORMATION,  
PLEASE CONTACT

**DREW MCMANUS**, SIOR  
Vice Chairman  
+1 303 813 6427  
drew.mcmanus@cushwake.com

**BRYAN FRY**  
Senior Director  
+1 303 312 4221  
bryan.fry@cushwake.com

**RYAN SEARLE**  
Senior Director  
+1 303 813 6499  
ryan.searle@cushwake.com



1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202

T +1 303 292 3700  
F +1 303 534 8270

[cushmanwakefield.com](http://cushmanwakefield.com)

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