

ASCENTCOMMERCECENTER.COM

Ascent Commerce Center

CLASS A INDUSTRIAL PARK LOCATED IN COMMERCE CITY, CO

33,053 SF AVAILABLE NOW IN BUILDING III



AMBROSE

 CUSHMAN & WAKEFIELD

E 84TH AVE

TELLURIDE ST

33 trailer parking available

L A Z B O Y

BUILDING I

HUBSTARR
LOGISTICS

MCKESSON

BUILDING II

Advance
Auto Parts

BUILDING III

33,053 SF
Available

Sky Cafe

LAWLESS
GROUP1,800 SF
OFFICE AREA

Building III

33,053 SF AVAILABLE NOW

1,800 SF office area

WATER & SEWER

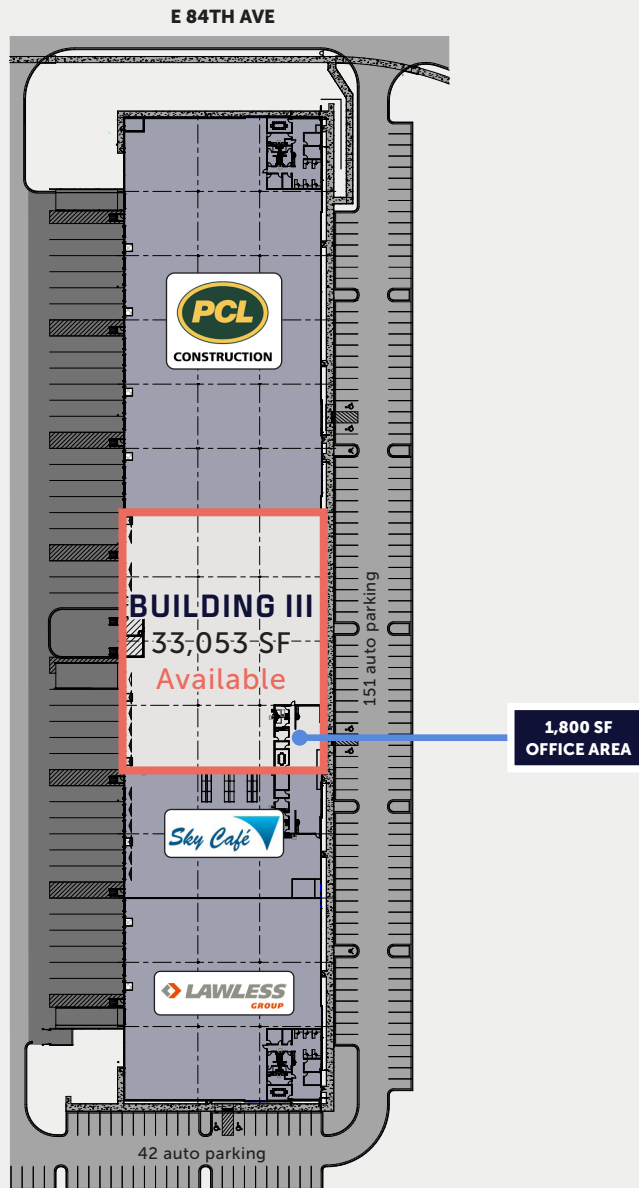
South Adams County

ELECTRIC

United Power

GAS

Xcel Energy



BUILDING III 33,053 SF AVAILABLE

207' x 160' total rentable area

1,800 SF office area

63 auto parking available

Up to 33 trailer parking available

32' clear height

10 docks (4 levelers)

1 drive-in door (12' x 14')

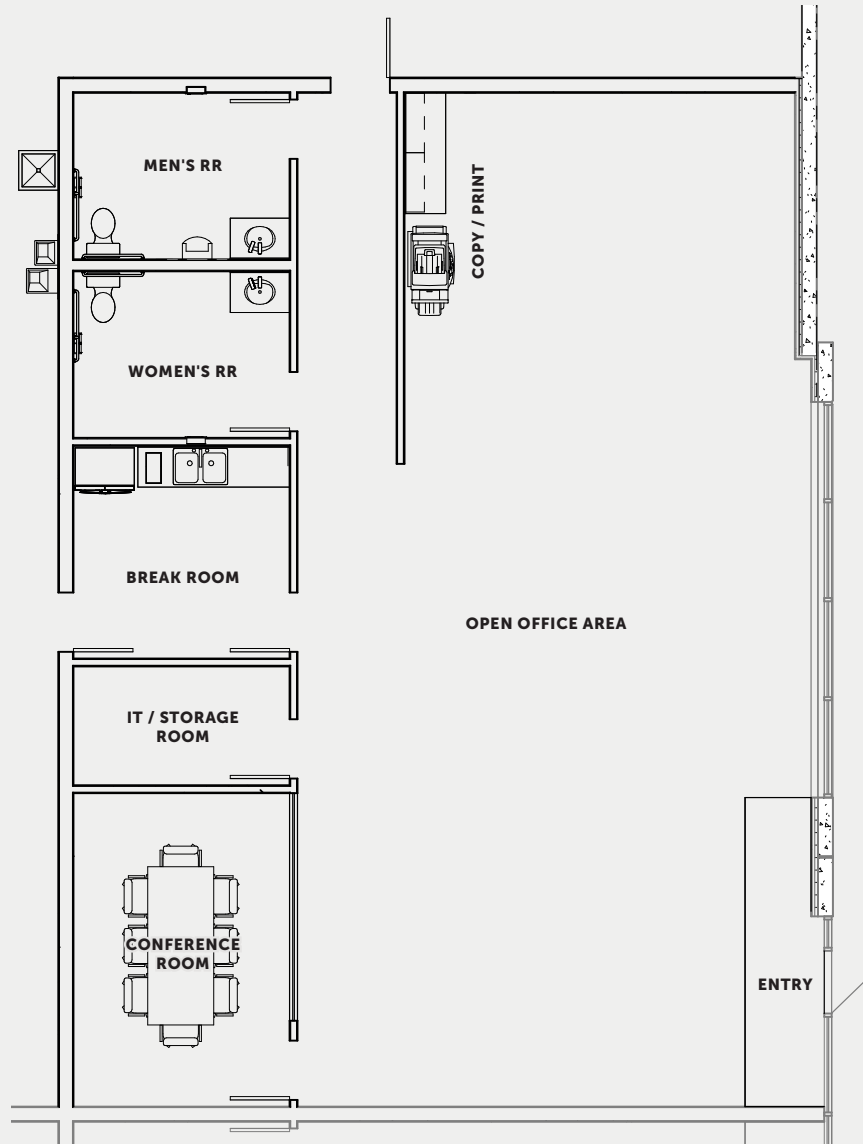
50' x 52' column spacing (60' speed bay)

6" thick unreinforced slab

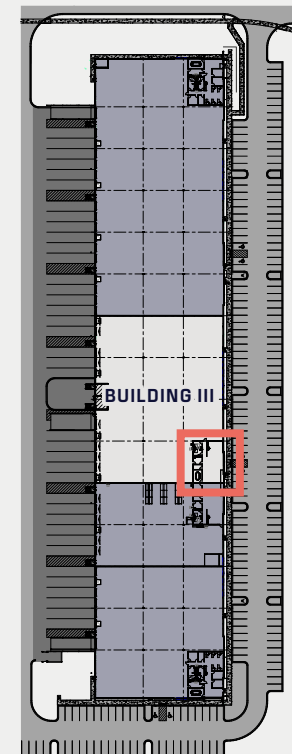
400-amp 480/277v power service

ESFR sprinkler system





1,800 SF
OFFICE AREA



A

ACCESS & LABOR

Ascent Commerce Center is a Class A industrial and logistics park comprised of **three buildings**. Strategically located within Nexus at DIA, the park is just **6.6 miles from the Denver International Airport** and **1.5 miles from the E470 interchange**.

- Located in Commerce City, Colorado, **Airport Submarket of Denver**
- <1 mile to Pena Blvd
- **1.5 miles to E470**
- 6.6 miles to Denver International Airport
- 10.5 miles to I-76
- 13 miles to I-225 Corridor
- 19 miles to downtown Denver
- **Planned Unit Development (PUD) zoning**
- Ideal configuration for bulk distribution and local and regional distribution
- Close proximity to sizeable workforce and public transportation

Available now for
immediate occupancy.





Ascent Commerce Center

ASCENTCOMMERCECENTER.COM

COURTNEY SCHNEIDER

Vice President, Market Officer, Ambrose
cschneider@ambrosepg.com | 303.550.2154

BRYAN FRY, SIOR

Senior Director, Cushman & Wakefield
bryan.fry@cushwake.com | 303.312.4221

DREW MCMANUS, SIOR

Vice Chairman, Cushman & Wakefield
drew.mcmamus@cushwake.com | 303.810.8633

RYAN SEARLE, SIOR

Senior Director, Cushman & Wakefield
ryan.searle@cushwake.com | 720.260.5859

AMBROSE

**CUSHMAN &
WAKEFIELD**