

# FIRST 76

## LOGISTICS CENTER

**±199,500 SF CLASS A INDUSTRIAL**  
AVAILABLE FOR LEASE



[WWW.FIRST76LOGISTICSCENTER.COM](http://WWW.FIRST76LOGISTICSCENTER.COM)

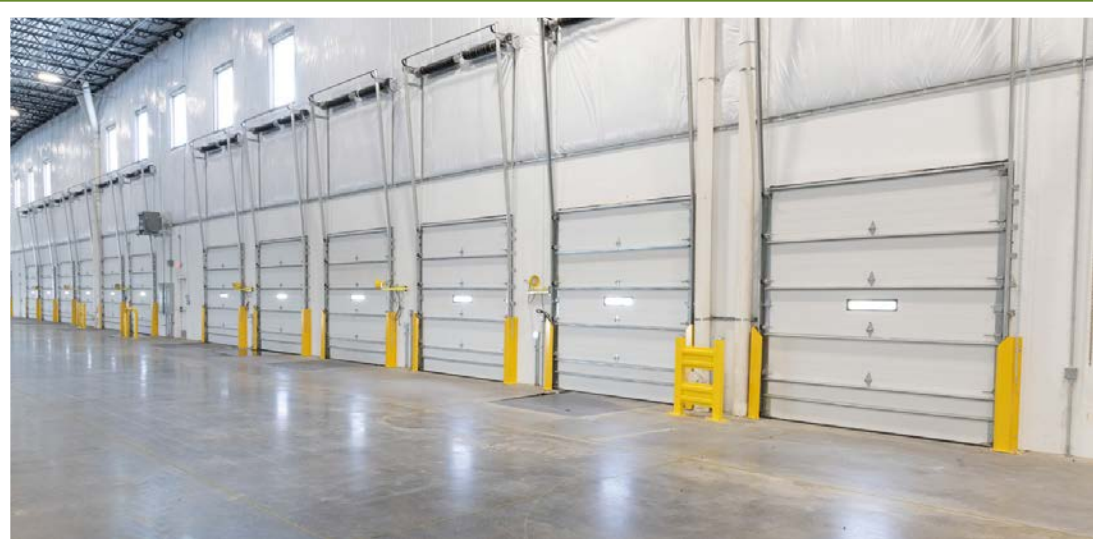
8000 E. 96TH AVENUE, HENDERSON, COLORADO 80604







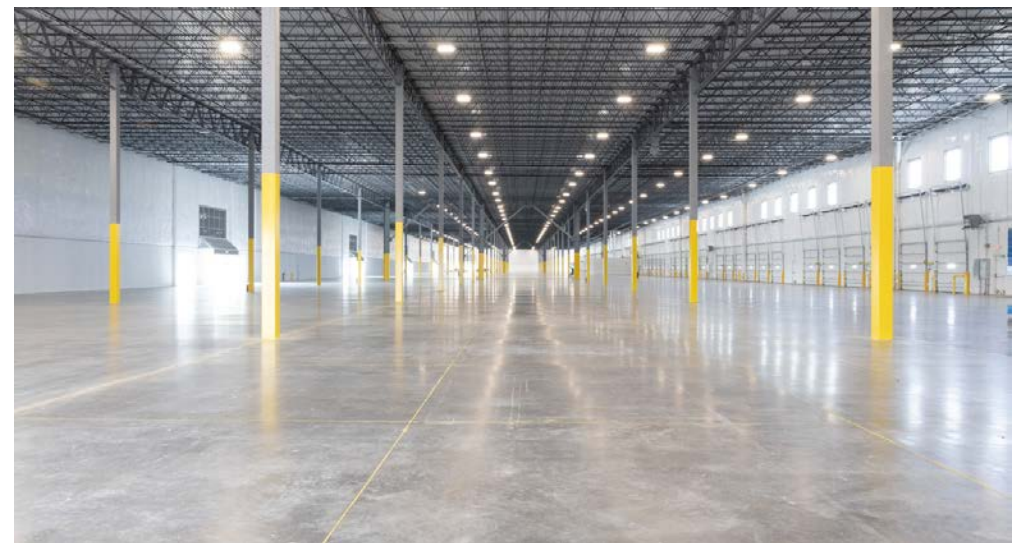
 <p>FLEXIBLE DIVISIBILITY</p>	 <p>POTENTIAL RAIL ACCESS</p>	 <p>HEAVY INDUSTRIAL ZONING FOR TRAILER PARKING OR OUTSIDE STORAGE</p>	 <p>SIGNIFICANT POWER</p>
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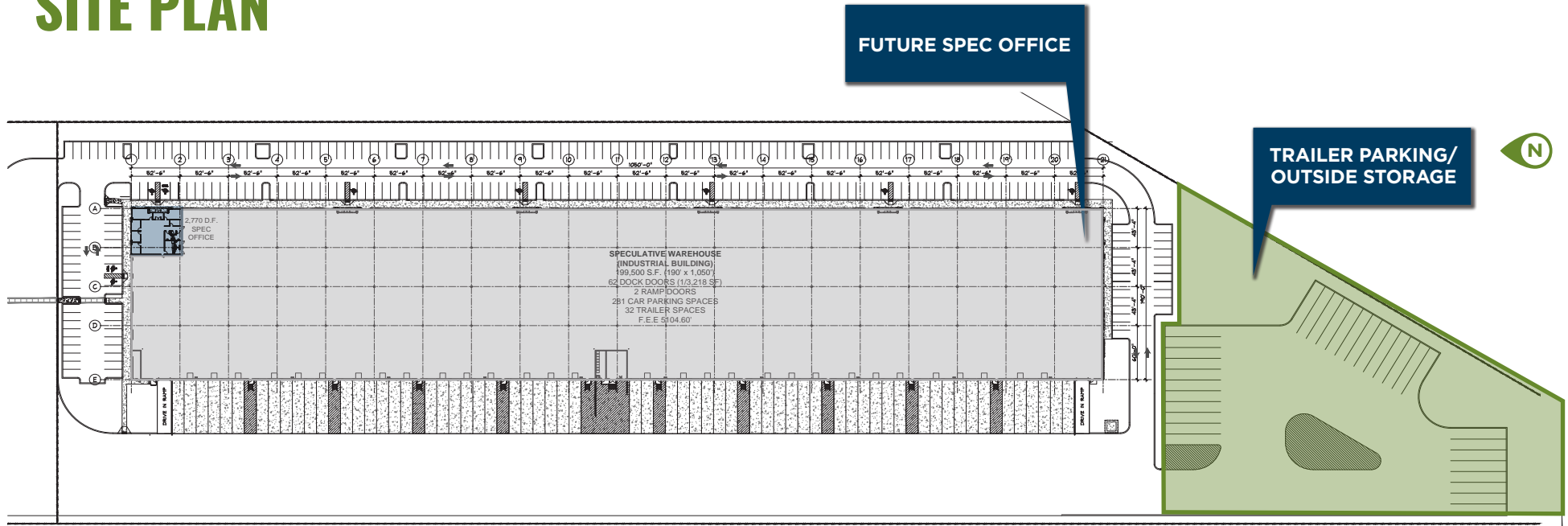
# PROPERTY HIGHLIGHTS

<b>Building Size</b>	199,500 SF (Divisible to $\pm$ 28,500 SF)
<b>Office</b>	2,770 SF Spec Office
<b>Building Depth</b>	190' x 1,050'
<b>Column Spacing</b>	43' 4" x 52' 6" (60' speed bay)
<b>Truck Court</b>	150'
<b>Parking</b>	281 Auto stalls
<b>Trailer Parking</b>	32 Trailer stalls (Could also be used for outside storage)
<b>Zoning</b>	I-3 (Commerce City)
<b>Clear Height</b>	32'
<b>Dock-High Loading</b>	62 Dock-high doors (40,000 lbs pit leveler every other door)
<b>Drive-In Loading</b>	2 Drive-in ramps (12' x 14')
<b>Fire Sprinklers</b>	ESFR
<b>Lighting</b>	LED
<b>Potential Rail</b>	Union Pacific
<b>Power</b>	3,000A/480V/3-Phase
<b>OPEX</b>	\$1.78 (2023) / \$3.70 (Stabilized)

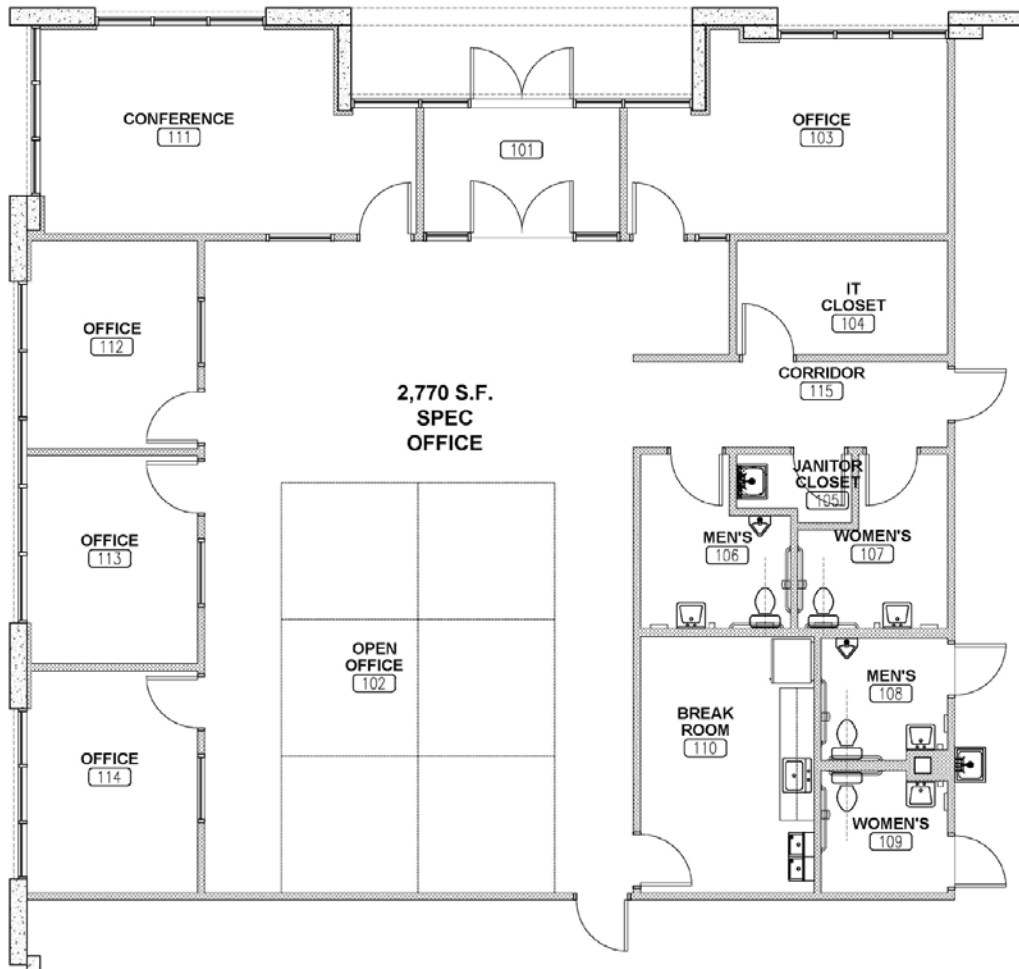




# SITE PLAN



# SPEC OFFICE FLOOR PLAN



- 4 Private Offices
- 1 Conference Room
- Break Room
- 2 Bathrooms
- IT Room
- Janitor Closet
- Dedicated Warehouse Restrooms
- Open Office Area



# DRIVE TIMES AND ACCESS

## DRIVE TIMES & ACCESS

SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-76	2 Minutes	.3 Mile
I-25	9 Minutes	7.2 Miles
E-470	12 Minutes	8.6 Miles
I-70	12 Minutes	9.5 Miles
DEN	20 Minutes	14.9 Miles

- 25 Minutes to Downtown Denver
- 20 Minutes to Denver International Airport (DEN)





# LOGISTICAL ADVANTAGES

## TREMENDOUS ACCESS

TO ALL FREEWAYS: I-76, I-25, E-470, I-270, I-80, HWY 85 & HWY 2

## LABOR POOL 244,327

LARGE, EASILY ACCESSIBLE  
LABOR POOL IN ADAMS &  
WELD COUNTY

CHEYENNE

FT. COLLINS

DENVER



RELIABLE FREIGHT  
DISTRICT CONNECTIVITY



EASILY AVOID CONGESTED  
AREAS SUCH AS I-70 &  
TOLL ROADS



ADAMS COUNTY: TOP  
10 FASTEST GROWING  
COUNTIES IN COLORADO



ADJACENT TO A  
RAPIDLY EXPANDING  
LABOR POOL



ADAMS COUNTY:  
LOWEST WORK FORCE  
AVERAGE HOME PRICE  
IN METRO DENVER



ADAMS COUNTY  
POPULATION: 520,126  
HAS PROJECTED  
GROWTH OF 29,981  
OVER NEXT 5 YRS



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## LOGISTICS CENTER

For more information, please contact:

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TRUCK PARKING/  
OUTSIDE STORAGE

MULTIPLE INGRESS/  
EGRESS ACCESS POINTS

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