

BUILD-TO-SUIT OPPORTUNITY AVAILABLE

NORTH86

CLASS A PREMIER INDUSTRIAL FACILITY IN NORTH CENTRAL DENVER



**±87,008 SF AVAILABLE
FOR SALE OR LEASE**

Developed By:



Leased By:



NORTH86

8560 Grant Street, Thornton, CO 80229

BUILDING FEATURES

±87,008 SF

Building Size
(Divisible)

8.14 ACRES

Site Size

28'

Clear Height

185' X 481'

Building Dimensions

177 STALLS

Parking
2.03 : 1,000 SF

12 DOCK HIGH

Loading Doors

4 DRIVE-IN

Loading Doors

**LEASE RATE /
SALE PRICE**

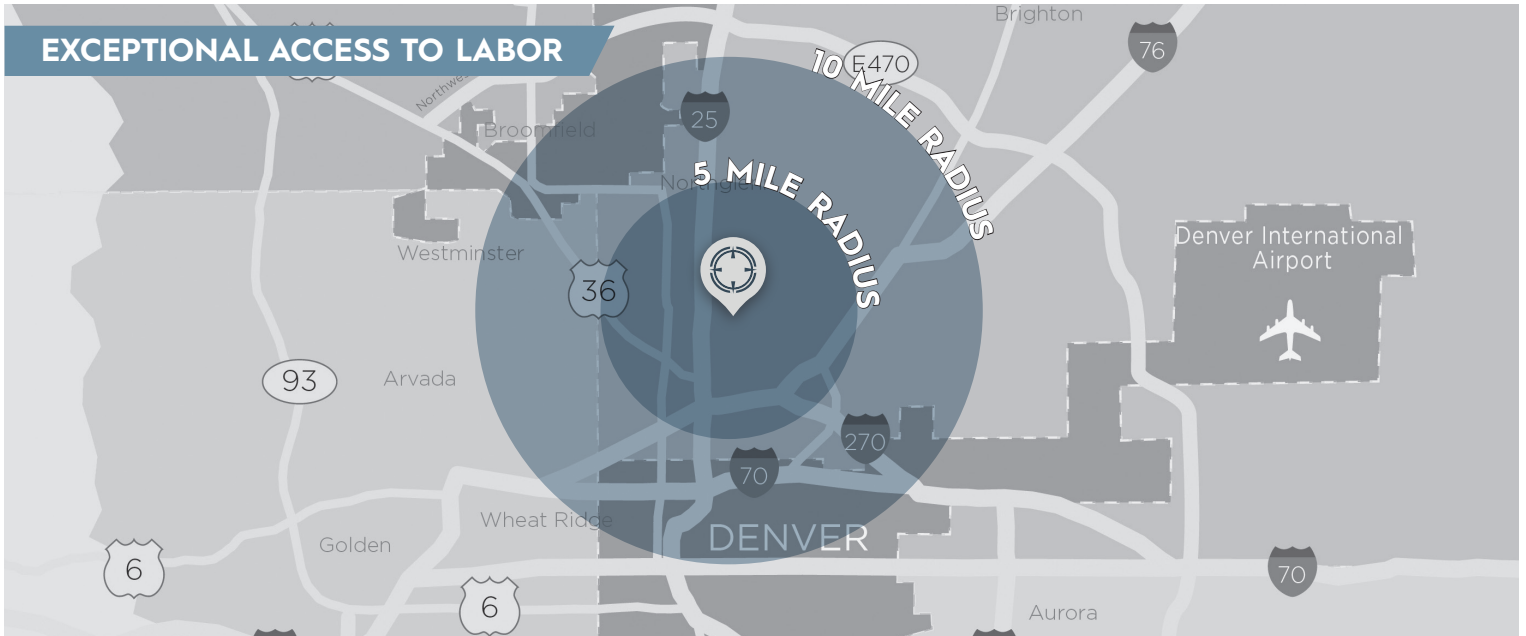
Contact Broker

SITE PLAN



NORTH86

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DEMOGRAPHICS

POPULATION



328,275 / 5 MILE
1,096,371 / 10 MILE

WORKERS



118,197 / 5 MILE
578,130 / 10 MILE

AVG. INCOME



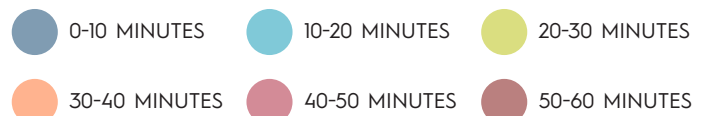
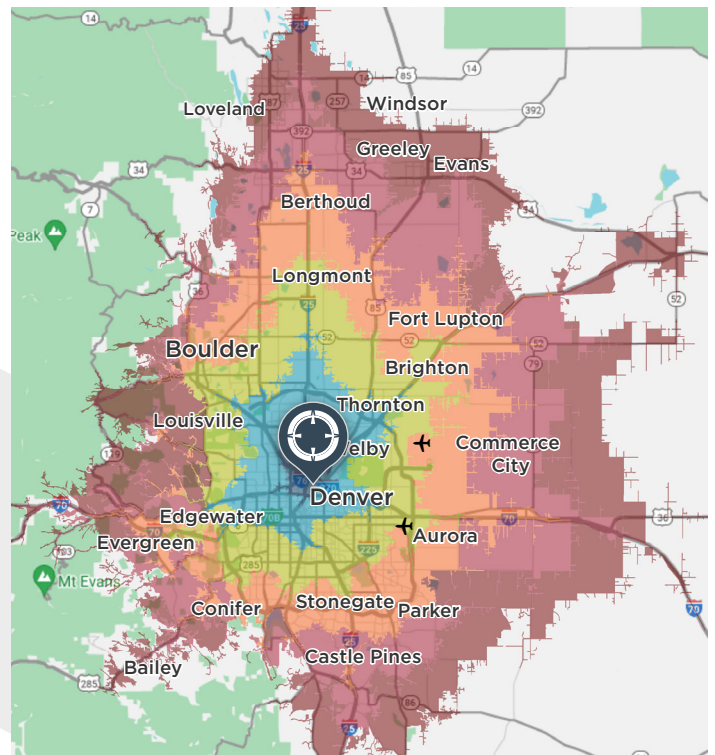
\$91,668 / 5 MILE
\$109,639 / 10 MILE

MEDIAN AGE



36 / 5 MILE
37 / 10 MILE

DRIVE TIMES



8560 Grant Street, Thornton, CO 80229

WASHINGTON ST

88TH AVE

84TH AVE



PECOS



Interstate 25	0.5 Miles
Interstate 270	2.5 Miles
Interstate 76	2.8 Miles
US Highway 36	3 Miles
Denver International Airport	25.4 Miles

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