



**CUSHMAN &
WAKEFIELD**

NEW CONSTRUCTION

CENTRAL DENVER

24,333-97,336 SF

FOR SALE OR LEASE

5950

WASHINGTON STREET

DENVER, CO

// EXECUTIVE SUMMARY

5950 WASHINGTON STREET is a state-of-the-art industrial project that is slated to be completed by Q4 2024. This freestanding 97,336 sf building is available for sale or lease. It can be occupied by one company, or can accommodate tenants from 24,000 sf and larger. Combining the unprecedented visibility on Washington Street with the efficient access to the interstate system via 58th avenue, 5950 Washington St. is positioned well to provide industrial companies an optimal real estate solution.

// PROPERTY FEATURES



97,336 TOTAL SF ON 5.8 ACRES
±2,100 SF SPEC OFFICE



DIVISIBLE TO 24,333 SF



32' CLEAR HEIGHT



114 PARKING SPACES



10 DOCK-HIGH DOORS
WITH LEVELER PITS



2 DRIVE-IN DOORS

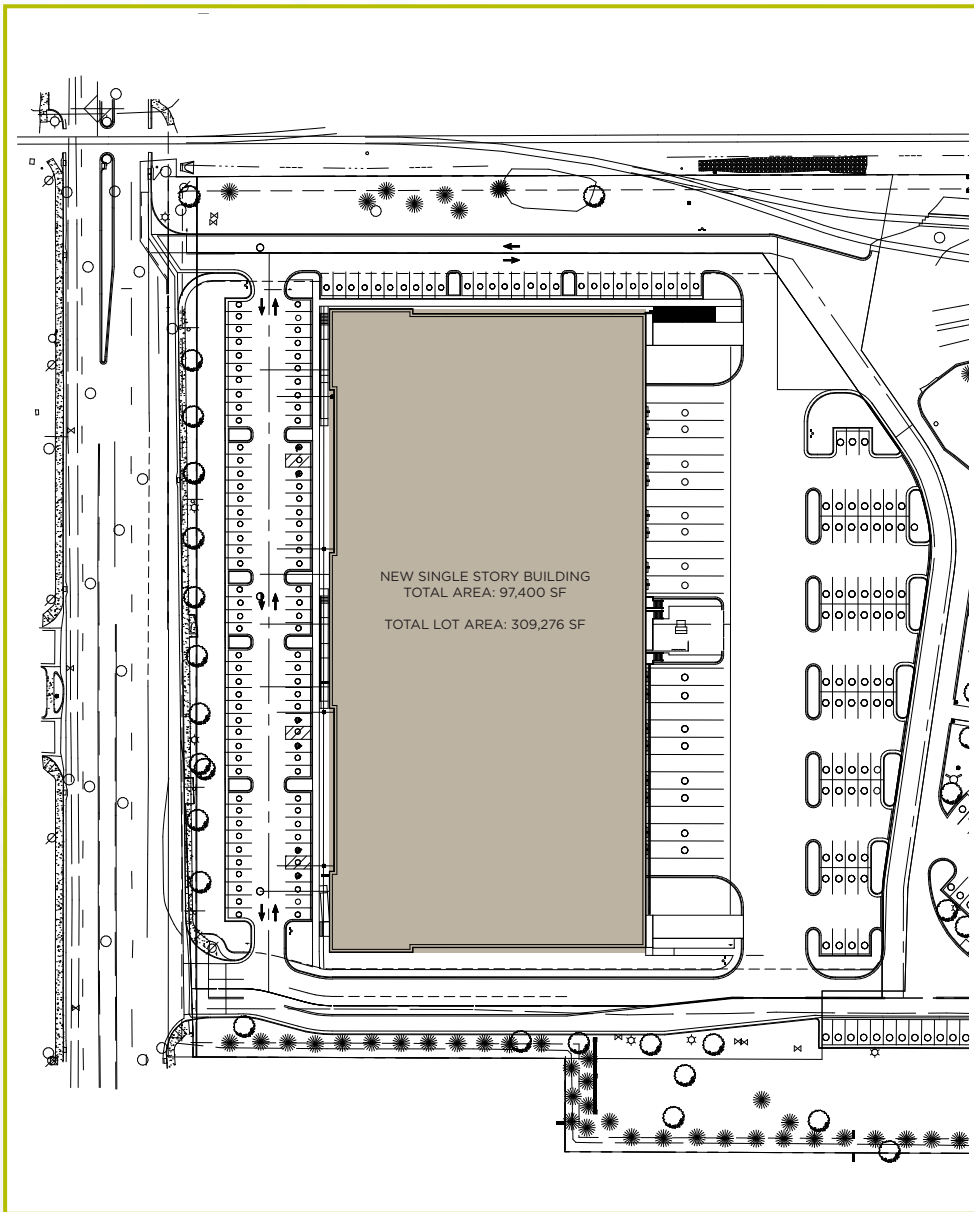


ESFR SPRINKLER



// **5950 WASHINGTON STREET**
DENVER, CO

// BUILDING-A SITE PLAN



// PROPERTY BENEFITS

- ✓ **INCREDIBLE VISIBILITY ON WASHINGTON STREET**
PROMINENT FRONT FAÇADE WITH ENHANCE GLASS LINE WILL CREATE A STRING CORPORATE IMAGE FOR TENANTS AND ATTRACT CUSTOMERS
- ✓ **ACCESS TO THE INTERSTATE SYSTEM**
LOCATED 2 MINS FROM 58TH AND I-25 AND 5 MINUTES TO I-70, I-270, I-76, AND HWY 36
- ✓ **STRONG LABOR FORCE**
APPROXIMATELY 2.5 MILLION PEOPLE WITHIN A 30-MINUTE DRIVE
- ✓ **UNINCORPORATED ADAMS COUNTY W**
NO CITY SALES TAX
- ✓ **ENTERPRISE ZONE**
ECONOMIC INCENTIVES AVAILABLE TO TENANTS



LOT AREA

5.8 ACRES (BUILDING A)



DOCKS

28



BUILDING AREA

97,336 SF



DRIVE-IN DOORS

2



CLEAR HEIGHT

32'-0"



ASKING RATE

UNDISCLOSED



POWER

2000 AMPS, 277/480 VOLT



SALES PRICE

UNDISCLOSED



PARKING

114



5950 WASHINGTON STREET

// 5950 WASHINGTON STREET
DENVER, CO



DEMOGRAPHICS WITHIN 15 & 30 MIN		
	15 min	30 min
Total Pop	735,733	2,578,268
Pop Ages 20-34	187,225 33%	576,130 22.7%
Median HH Income	\$78,131	\$86,358
Median Age	36.9	37.3
Pct. Highly Edu.	40.7% 210,570	45.7% 791,789
Percent derived from total pop 25+ and includes those with a bachelor's and higher		



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