

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

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

PROPERTY HIGHLIGHTS



**Easy Access to
Major Highways**



**Minutes from
Downtown Denver**



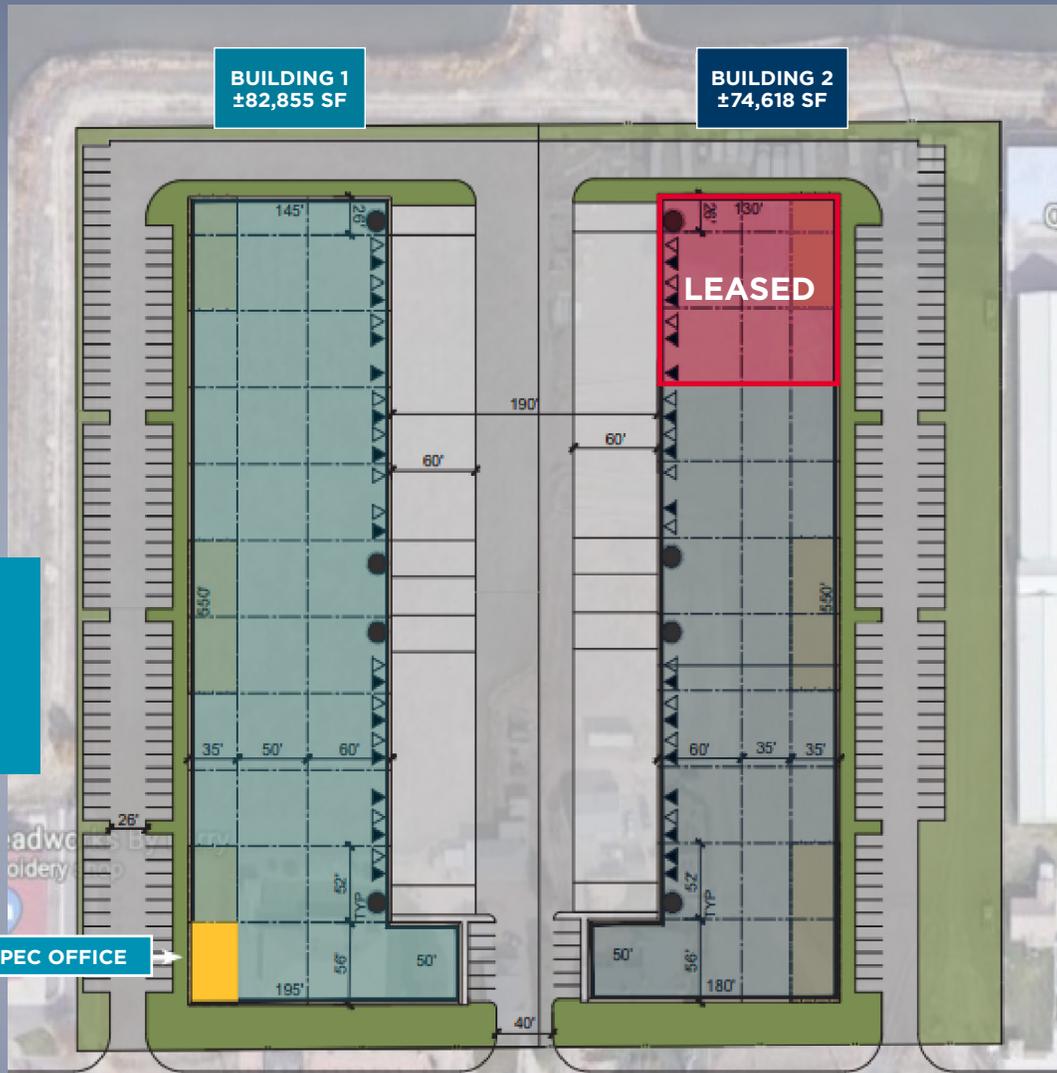
**Very competitive
mill levy within
Unincorporated
Adams County**

- 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

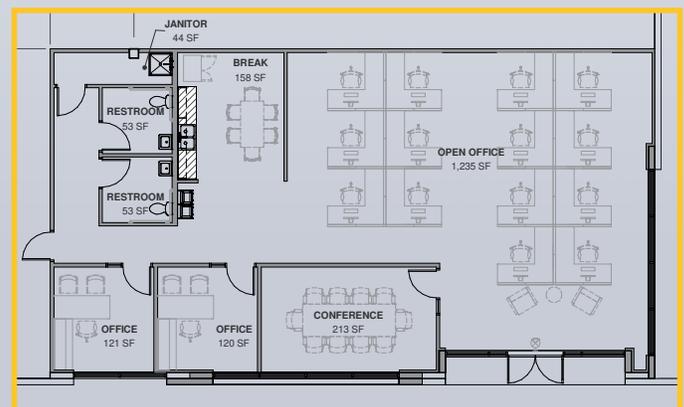
Building 1

- 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**

FOR MORE INFORMATION,
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