CUSHMAN & WAKEFIELD | LOVETT INDUSTRIAL

INTERSTATE
LOGISTICS CENTER

21251 E 152nd Avenue
Brighton, Colorado 80603

1.25M SF

CLASS A INDUSTRIAL PARK

PHASE ONE
SITE PLAN

Will Consider Land Sales

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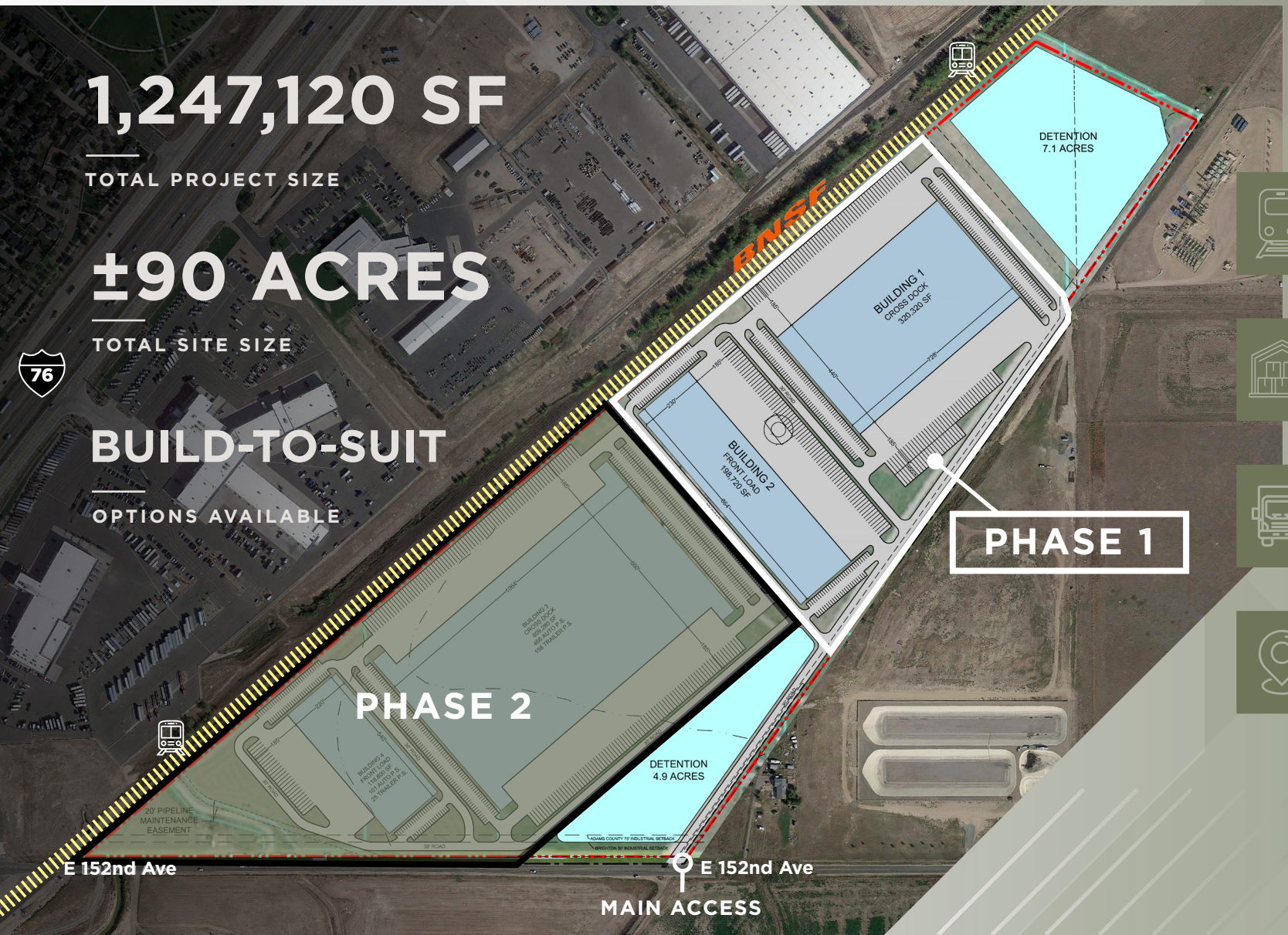

1,247,120 SF

TOTAL PROJECT SIZE

±90 ACRES

TOTAL SITE SIZE

BUILD-TO-SUIT

OPTIONS AVAILABLE

- POTENTIAL RAIL ACCESS
- FRONT LOAD & CROSS DOCK CONFIGURATIONS
- 130'-185' TRUCK COURTS
- LOCATED IN THE ADAMS COUNTY ENTERPRISE ZONE

PHASE ONE
BUILDING SPECS

BUILDING 1

PROJECT SIZE:	**320,320 SF**
COLUMN SPACING:	**56’ X 60’**
MILL RATE:	**112.49**
OFFICE AREA:	**TO SUIT**
CLEAR HEIGHT:	**36 FEET**
PARKING:	**80:1,000**
TRAILER PARKING:	**124 STALLS**
FIRE SPRINKLER:	**ESFR**
DOCK-HIGH:	**80 (9’ X 10’)**
DRIVE-IN:	**FOUR (4) 12’ X 14’**
CONFIGURATION:	**CROSS DOCK**

BUILDING 2

PROJECT SIZE:	**198,720 SF**
COLUMN SPACING:	**56’ X 60’**
MILL RATE:	**112.49**
OFFICE AREA:	**TO SUIT**
CLEAR HEIGHT:	**32 FEET**
PARKING:	**60:1,000**
TRAILER PARKING:	**72 STALLS**
FIRE SPRINKLER:	**ESFR**
DOCK-HIGH:	**50 (9’ X 10’)**
DRIVE-IN:	**TWO (2) 12’ X 14’**
CONFIGURATION:	**FRONT PARK/REAR LOAD**

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LOGISTICAL ADVANTAGES

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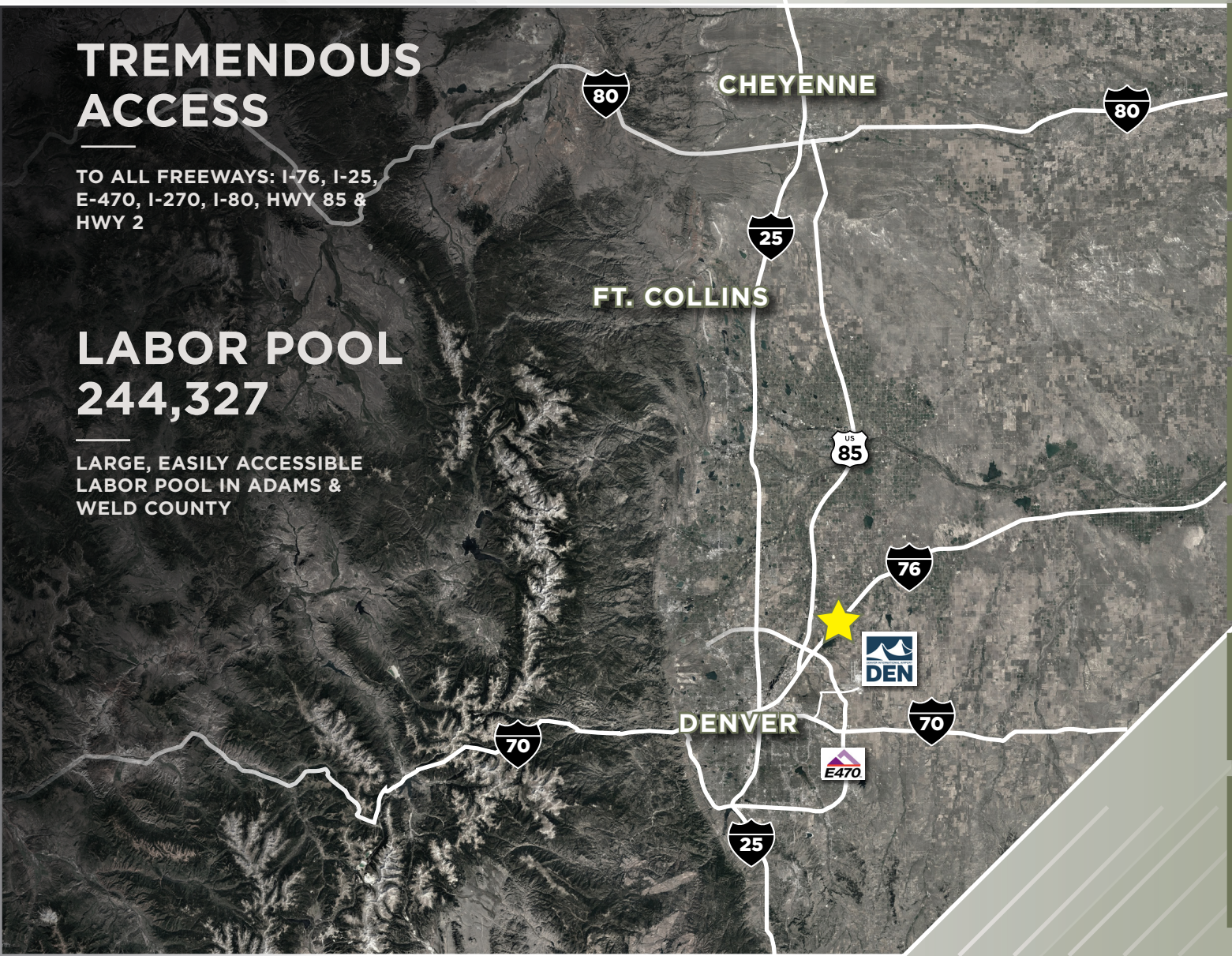
TREMENDOUS ACCESS

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



- RELIABLE FREIGHT DISTRICT CONNECTIVITY
- FLEXIBLE BTS OPTIONS
- 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 AVGERAGE HOME PRICE IN METRO DENVER
- ADAMS COUNTY POPULATION: 520,126 HAS PROJECTED GROWTH OF 29,981 OVER NEXT 5 YRS

REGIONAL
INDUSTRIAL MARKET MAP

REGION-WIDE CONNECTIVITY

EXCELLENT LOCATION

	DESTINATION	MILEAGE
1	CHEYENNE, WY	102 MILES
2	SALT LAKE CITY, UT	520 MILES
3	KANSAS CITY, MO	605 MILES
4	OKLAHOMA CITY, OK	680 MILES
5	DALLAS, TX	794 MILES
6	AUSTIN, TX	919 MILES
7	HOUSTON, TX	1,028 MILES
8	ALBUQUERQUE, NM	450 MILES
9	PHOENIX, AZ	864 MILES
10	LAS VEGAS, NV	750 MILES
11	LOS ANGELES, CA	1,017 MILES
12	RENO, NV	990 MILES
13	SACRAMENTO, CA	1,122 MILES
14	BOISE, ID	815 MILES
15	PORTLAND, OR	1,241 MILES
16	SEATTLE, WA	1,304 MILES

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1,247,120 SF

TOTAL PROJECT SIZE

Developed by: LOVETT INDUSTRIAL

Leasing by: CUSHMAN & WAKEFIELD

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