

301

WEST 60TH PLACE

DENVER, COLORADO 80216



YARD FOR LEASE

13.77 ACRES OF HEAVY INDUSTRIAL ZONED LAND

DREW MCMANUS | BRYAN FRY | RYAN SEARLE

301 W 60TH PL

DENVER, COLORADO 80216



PROPERTY OVERVIEW

Lease Rate: Call Broker for Pricing

301 W. 60th Place is extremely well located in Unincorporated Adams County and is just minutes from I-25, I-76 and I-70. The property is fully fenced, surfaced, fully lit, and with automated gates. The yard can be demised to accommodate smaller users. Given its central, infill location within Metro Denver, 301 W. 60th Pl. has access to a workforce of over 2 million people within a 15 mile radius. The property is located within the Enterprise Zone and is within immediate proximity of numerous retail amenities.

Site Size	13.77 Acres
Minimum Yard Divisibility	±5 Acres
Zoning	I-3 (Unincorporated Adams County)
Outside Storage	Allowed
Improvements	• Surfaced (concrete/crushed rock) • Fenced • Automated Gates • Lighted Yard

301 W 60TH PLACE

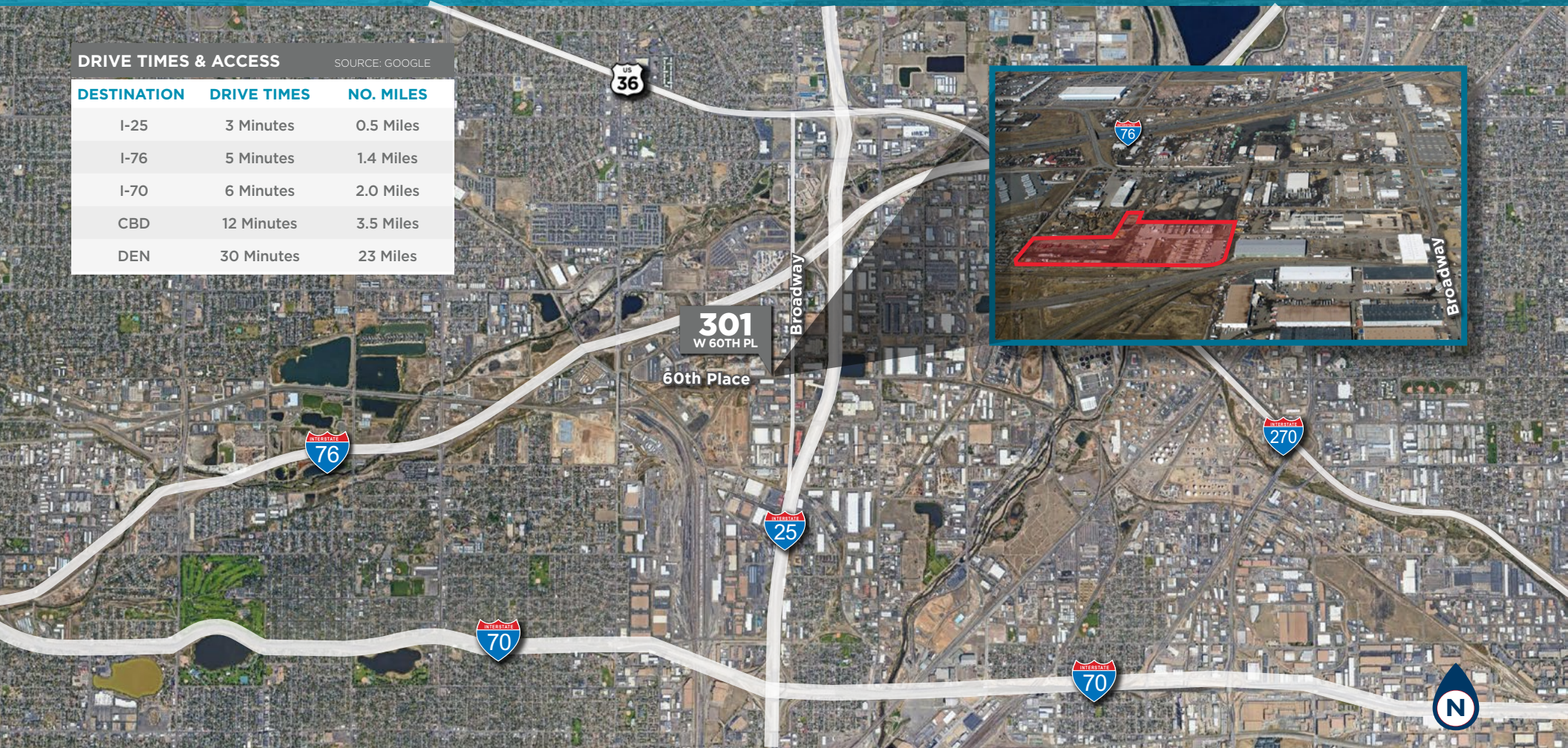
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DRIVE TIMES & ACCESS

SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	0.5 Miles
I-76	5 Minutes	1.4 Miles
I-70	6 Minutes	2.0 Miles
CBD	12 Minutes	3.5 Miles
DEN	30 Minutes	23 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

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