



CANDELAS INNOVATION PARK

19770 STATE HIGHWAY 72, ARVADA, CO

PHASE I: BUILDINGS 1 AND 2 | UP TO ±122,077 SF AVAILABLE FOR LEASE | BUILDING 2 AVAILABLE FOR SALE

PHASE II: AVAILABLE FOR LEASE, SALE OR BUILD-TO-SUIT

WELCOME TO CANDELAS INNOVATION PARK

PHASE I READY FOR TENANT IMPROVEMENTS! | PHASE II AVAILABLE FOR SALE, LEASE OR BUILD-TO-SUIT

Candelas Innovation Park offers a rare opportunity to secure Class A industrial space in one of Colorado's most connected growth corridors. Strategically located at Highway 72 and Highway 93 between Denver and Boulder, the development combines modern industrial functionality, flexible occupancy options, and immediate access to a highly skilled workforce.

PHASE I BUILDING FEATURES

Phase I: Site Size: 13.90 AC

Available SF: Building 1: 21,839 SF
Building 2: 100,238 SF
(Divisible to 19,583 SF)

Office: Building 2 Spec Suite - 2,483 SF

Lease Rate: Contact Broker

Estimated Operating Expenses: \$5.15/SF

Clear Height: 28'

Parking Spaces: 353

Building Power: 4,000 amps of 277/480V | 3 Phase

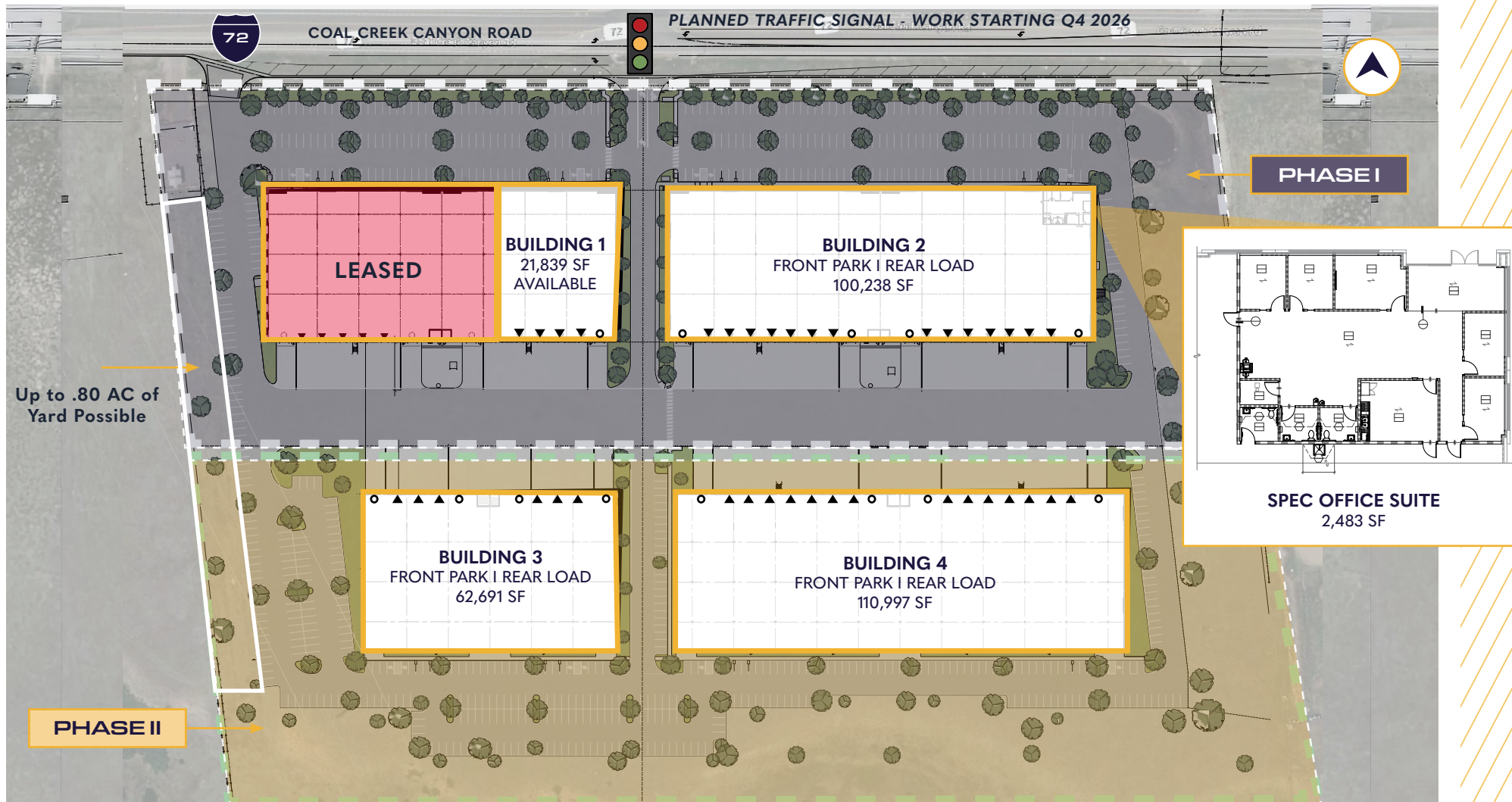
Loading: Building 1: 3 Dock-High | 1 Drive-In
Building 2: 13 Dock-High | 4 Drive-In

Column Spacing: 52' x 50' (Typical)

EV charging stations

LEED Certified





PHASE II BUILDING SF

Building 3: 62,691 SF
(Divisible to 10,108 SF)
Dock-High Doors: Six (6)
Drive-In Doors: Four (4)

Building 4: 110,997 SF
(Divisible to 20,412 SF)
Dock-High Doors: Thirteen (13)
Drive-In Doors: Four (4)

PHASE II BUILD-TO-SUIT

±12.00 AC Available

Build-to-suit opportunities up to ±205,000 SF.

Flexible site planning allows for customization to accommodate specific building requirements and operational needs.



CONTACT INFORMATION

AARON VALDEZ, SIOR

Executive Director
+1 303 819 7333
aaron.valdez@cushwake.com

TYLER SMITH, SIOR, CCIM

Executive Director
+1 303 312 4296
t.smith@cushwake.com

ALEC RHODES, SIOR

Executive Director
+1 303 312 4282
alec.rhodes@cushwake.com



OCC INDUSTRIAL

JAMES CAROLAN

Chief Investment Officer
+1 512 658 1510
james.carolan@occindustrial.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.