

PARK 12 HUNDRED

1150 W 120th Ave, Suite 400, Westminster, CO 80234

FOR LEASE

Industrial space available: ±84,895 SF



For leasing information please contact:

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Stream Realty Partners - Denver L.P.

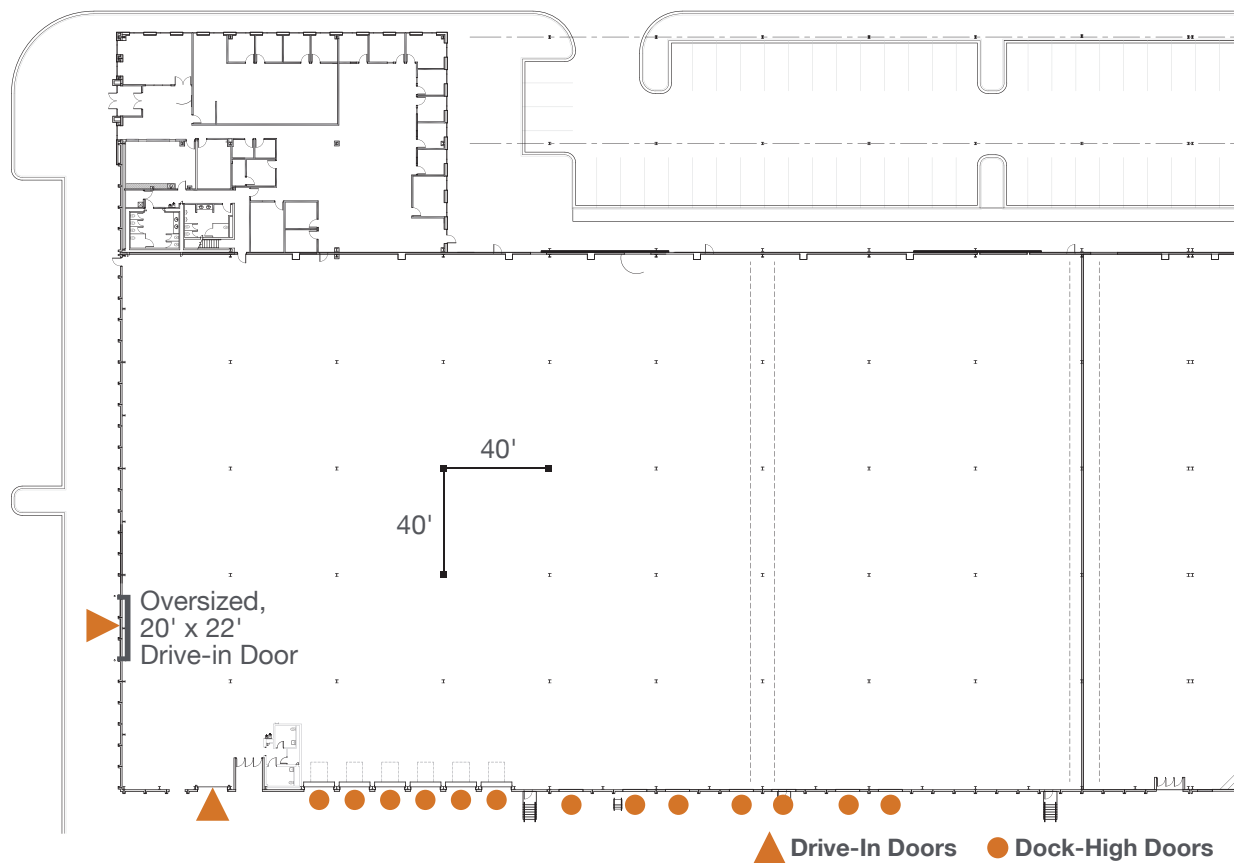

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SPACE PLAN

Space available for lease: $\pm 84,895$ SF



Specifications

Building Size	539,891 SF
Available Space	84,895 SF ($\pm 9,866$ SF office)
Timing	Available May 1, 2027
Site Size	30.35 Acres
Power	1,600 amps/480v (TBV)
Zoning	PUD

Clear Height	35'
Loading	13 dock-high doors, 2 drive-in doors (1 - 20' x 22')
Sprinklers	ESFR
Column Spacing	40' x 40'
Lighting	Motion sensed (LED)
OPEX	\$4.21/SF

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IN THE NEIGHBORHOOD

Nearby Amenities Map



PROPERTY HIGHLIGHTS

Modern efficiencies,
move-in ready

Features

- Abundant car parking
- Direct Interstate Access
- Quick, easy access to I-25, E-470, I-70 and downtown Denver
- 35' clear height
- ESFR sprinklers
- Heavy power
- Same efficiencies as new construction at a significant discount
- ±9,866 SF office available



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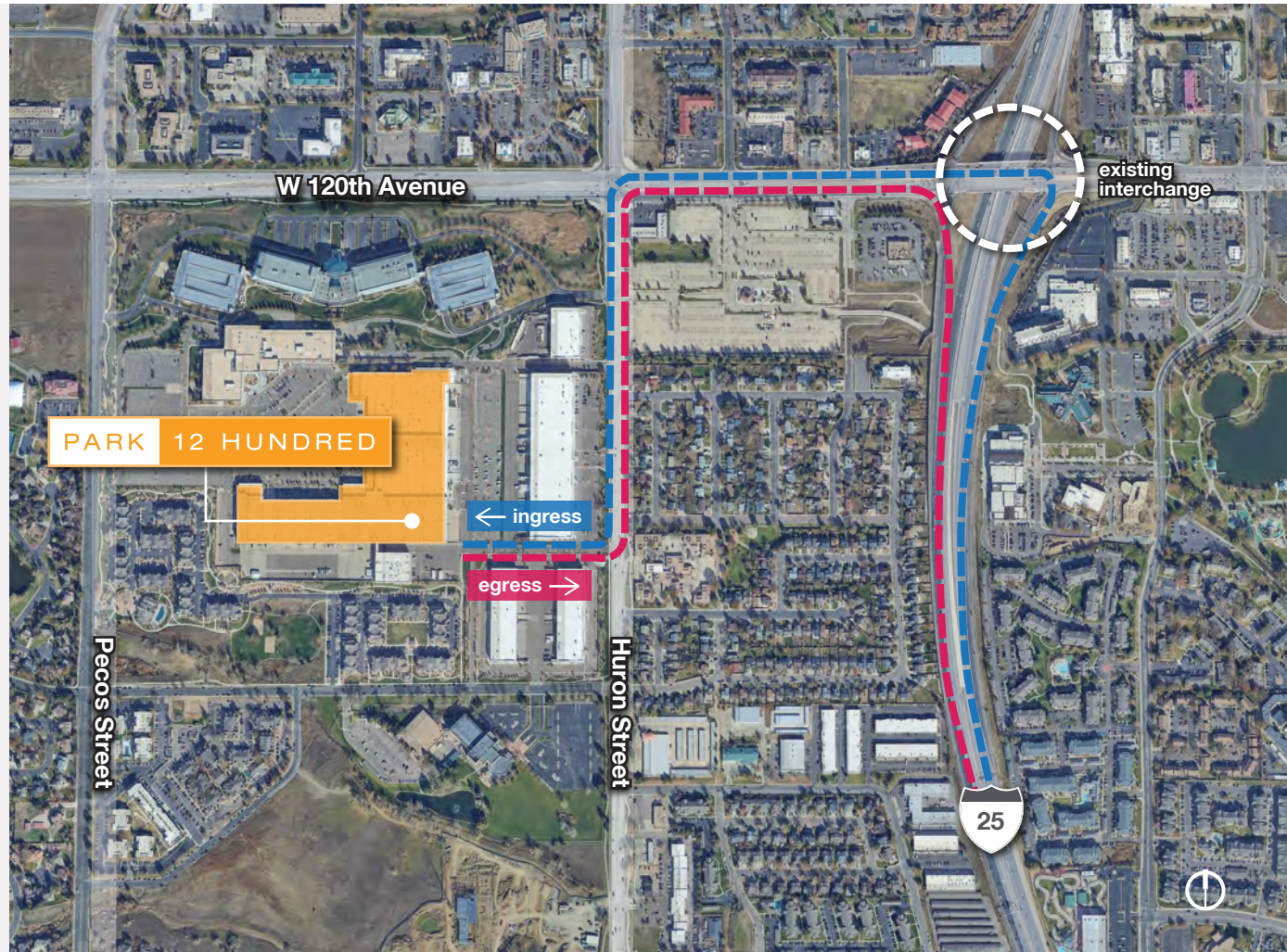
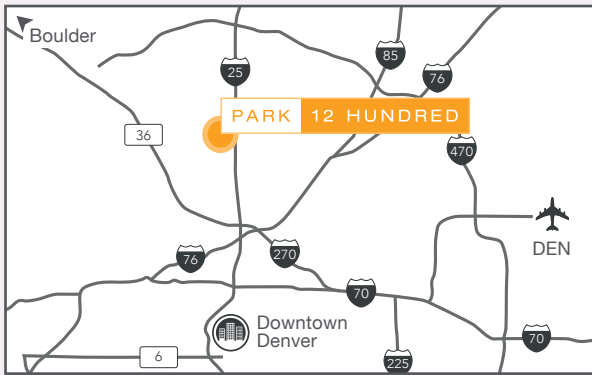
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ACCESSIBILITY

Easy, direct Interstate access

Drive times

Interstate 25	<5 minutes
E-470	10 minutes
Interstate 70	15 minutes
Downtown Denver	20 minutes
Boulder	25 minutes
Denver International Airport (DEN)	30 minutes



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