



Crossroads Commerce Park is a modern, master-planned development of nearly 1.0 MSF of Class A industrial space located in a prime, central infill location.

- Front-park rear-load design; Ideal for showroom and office/warehouse uses
- Prime central location with immediate access to Interstate 70 and Interstate 25
- Washington street frontage - high profile identity
- Unincorporated Adams County, providing low sales tax rate
- Denver mailing address
- Enterprise Zone (tax incentives)
- Master planned business park with design/zoning guidelines
- Flexible PUD zoning allows for most industrial related uses
- Additional building features include: Energy efficient construction, 60 mil TPO "Cool Roof", white metal roof deck and perimeter clerestory windows
- Building parapet and monument signage available

87,380 SF Available for Lease
Office/Warehouse/Showroom

Building Size	169,210 SF
Divisible	15,600 SF
Dock Doors	13 (9' x 10') 4 with levelers 11 additional doors possible
Drive-in Doors	6 (12' x 14')
Power	277/480 V, 800 Amps, 3 Phase
Office	To suit
Parking	1.3/1,000 SF or 115 stalls
Clear Height	24'
Sprinkler	ESFR
Truck Court	200' with 60' concrete apron
Column Spacing	50' x 52' typical
Est. Expenses	\$2.87/SF
Lease Rate	To quote



www.CrossroadsCommercePark.com

Professionally Marketed by:



Mike Wafer, SIOR
Executive Managing Director
303.260.4242
mwafer@ngkf.com

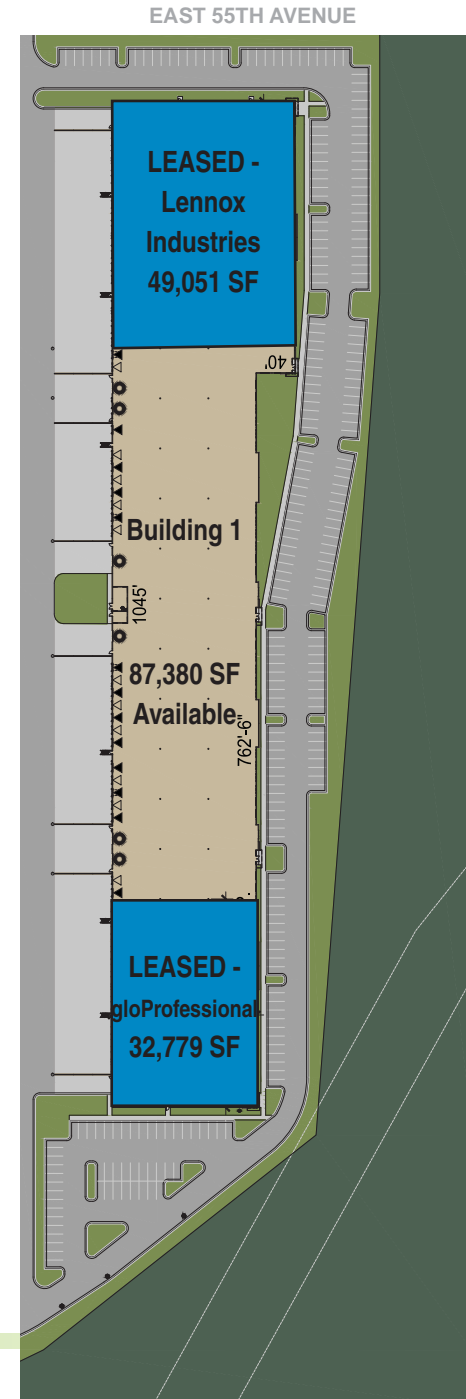
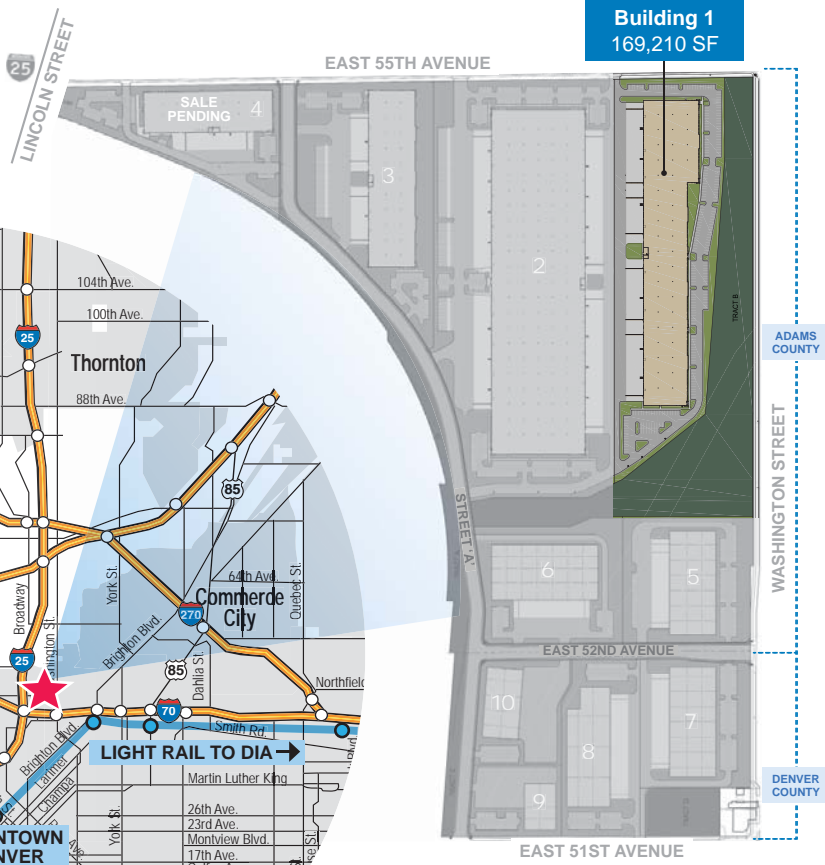
Tim D'Angelo, SIOR
Senior Managing Director
303.260.4252
tdangelo@ngkf.com

Michael Wafer Jr.
Associate
303.260.4407
mwaferjr@ngkf.com

Owned and Developed by:

Trammell Crow Company

Building 1
87,380 SF Available For Lease



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