



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; Washington Street frontage high-profile identity
- Ample car parking
- Prime central location with immediate access to Interstate 70 and Interstate 25
- City and county of Denver
- 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, perimeter clerestory windows
- Building parapet and monument signage available

60,468 SF Available for Sale Industrial Warehouse

Building Size	60,468 SF
Site Size	3.74 Acres
Dock Doors	8 (9' x 10') 2 with levelers and dock seals 8 additional doors possible
Drive-in Doors	2 (12' x 14')
Power	277/480 V, 800 Amps, 3 Phase
Office	To suit
Parking	1.3/1,000 SF or 67 stalls
Clear Height	24'
Sprinkler	ESFR
Truck Court	200' shared with 60' concrete apron
Sale Price	To quote



www.CrossroadsCommercePark.com

Professionally Marketed by:



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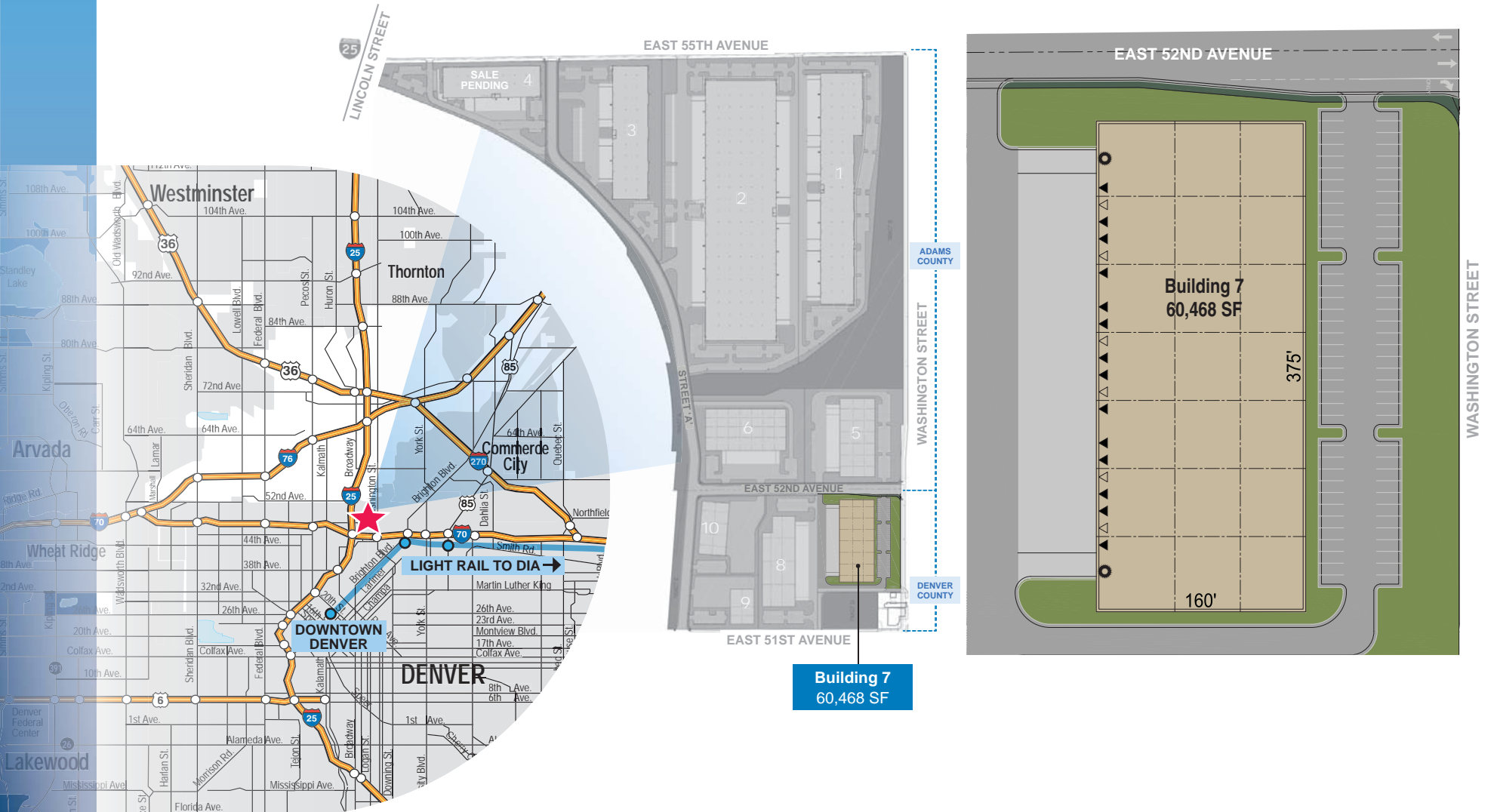
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Owned and Developed by:

Trammell Crow Company

Building 7
60,468 SF Available for Sale



Building 7
60,468 SF

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