



*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; Free-standing image
- Ample standard 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

## 58,343 SF Available for Sale Industrial Warehouse

<b>Building Size</b>	58,343 SF
<b>Site Size</b>	3.61 Acres
<b>Dock Doors</b>	10 (9' x 10') 4 with levelers and dock seals 8 additional doors possible
<b>Drive-in Doors</b>	2 (12' x 14')
<b>Power</b>	277/480 V, 800 Amps, 3 Phase
<b>Office</b>	To suit
<b>Parking</b>	1.4/1,000 SF or 70 stalls
<b>Clear Height</b>	24'
<b>Sprinkler</b>	ESFR
<b>Truck Court</b>	200' shared with 60' concrete apron
<b>Sale Price</b>	To quote



[www.CrossroadsCommercePark.com](http://www.CrossroadsCommercePark.com)

Professionally Marketed by:



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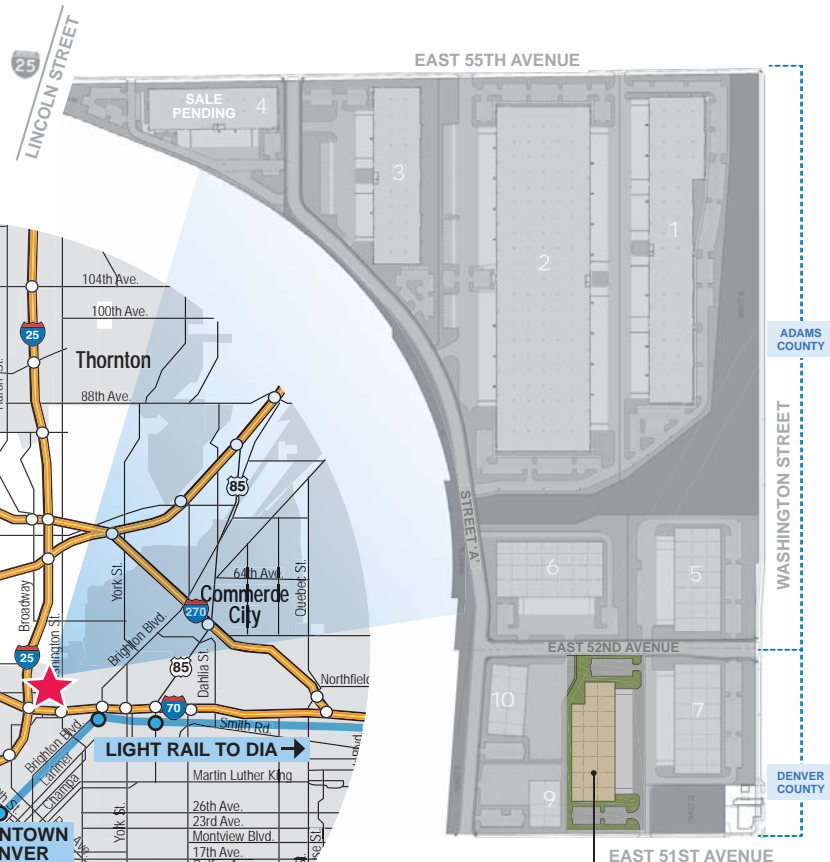
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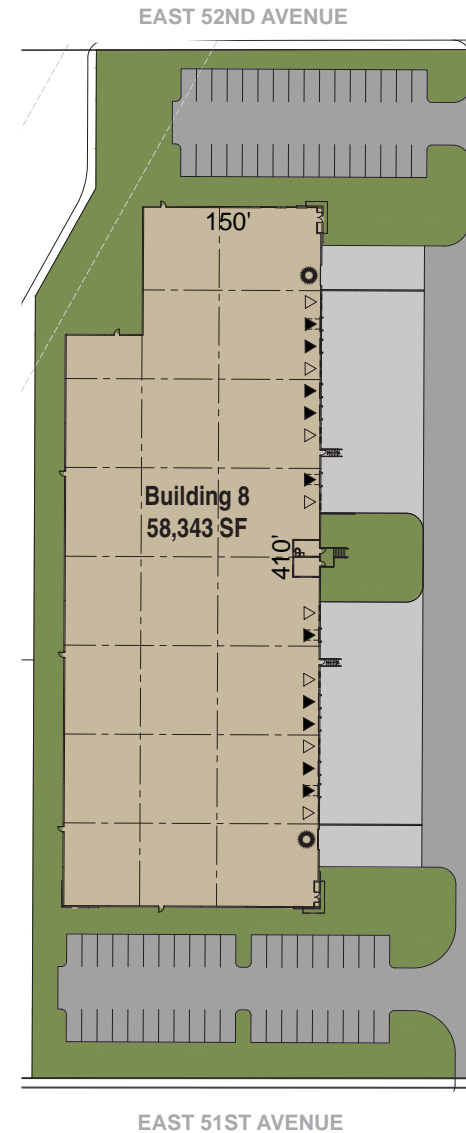
Owned and Developed by:

**Trammell Crow Company**

**Building 8**  
58,343 SF Available for Sale



**Building 8**  
58,343 SF



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