



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.

- Single load design; Free-standing image
- Ample car parking
- Prime central location with immediate access to Interstate 70 and Interstate 25
- City and County of Denver Location
- 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
- Secured yard area possible

17,716 SF Available for Sale Industrial Warehouse

Building Size	17,716 SF
Site Size	1.72 Acres
Drive-in Doors	2 (12' x 14') 4 additional doors possible
Power	277/480 V, 400 Amps, 3 Phase
Office	To suit
Parking	1.6/1,000 SF or 25 stalls
Clear Height	18'
Sprinkler	ESFR
Lease Rate	To quote



www.CrossroadsCommercePark.com

Professionally Marketed by:



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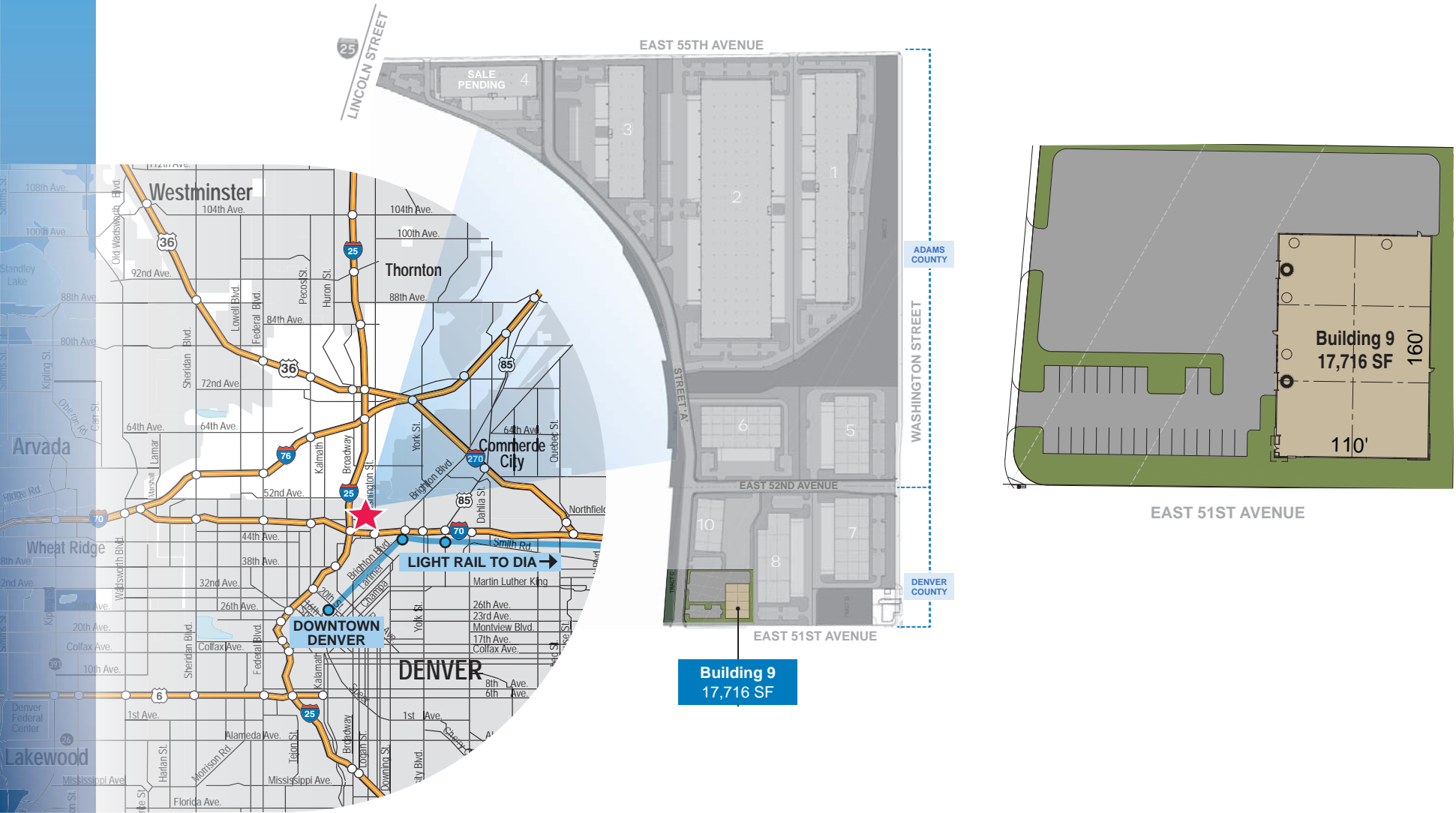
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Owned and Developed by:

Trammell Crow Company

Building 9
17,716 SF Available for Sale



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