

# 25NORTH

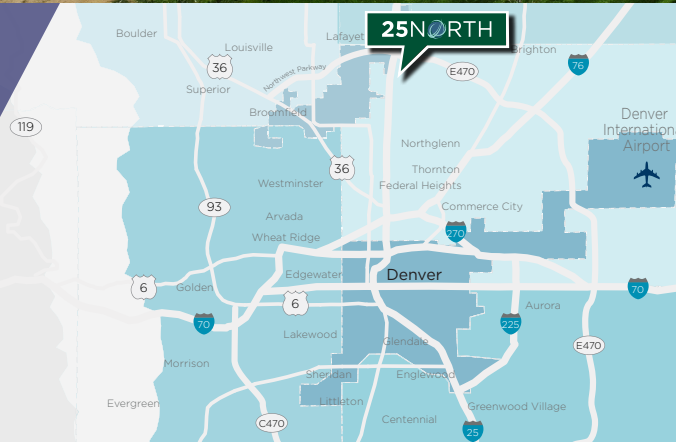
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## NORTH DENVER'S PREMIER INDUSTRIAL DEVELOPMENT WITH VISIBILITY AND ACCESS

70-Acre master-planned industrial development of 900,000 SF of Class A buildings located in the high growth North Denver area.

# STRATEGIC LOCATION



 CUSHMAN & WAKEFIELD

 EverWest |  Invesco

# 25 NORTH

## WHERE BUSINESSES CAN EXCEED THEIR POTENTIAL

Speculative buildings, build-to-suit-opportunities and land sites available for purchase

**25 North** is a master-planned development of approximately 900,000 square feet of modern high-image Class A buildings located in the high growth north Denver area. Combining I-25 visibility and great highway access with new state-of-the-art speculative buildings and build-to-suit opportunities, this development provides the perfect setting for companies looking to establish, consolidate and grow operations in one convenient and strategic location. The site plan provides for a variety of building sizes and designs offering tenants and owner-occupiers cross-dock, front-park/front-load and front-park/rear-load configurations.

### PRIME LOCATION

- Strategic location providing outstanding connectivity to Metro Denver, Boulder and Longmont
- 23 Minutes from Downtown Denver, 24 minutes from Boulder and 26 minutes to Denver International Airport
- I-25 visibility and tenant signage providing direct visibility to over 83,000 vehicles per day
- Immediate access to I-25 via Washington Street to 144th Avenue and convenient access to E-470
- New Washington Street expansion and improvements
- Close proximity to many amenities and abundant diversified workforce

### PARK FEATURES

- Master-planned with design guidelines ensuring high image, quality construction and long-term residual value
- BP zoning allows for a variety of office, retail, flex, warehousing, manufacturing and outside storage uses
- Buildings available for lease or sale
- Flexible expansion capabilities and build-to-suit sites
- Variety of economic incentives available
- Multiple fiber providers adjacent to site

### WORKFORCE BY THE NUMBERS



POPULATION  
623,815



MEDIAN HH INCOME  
\$74,380



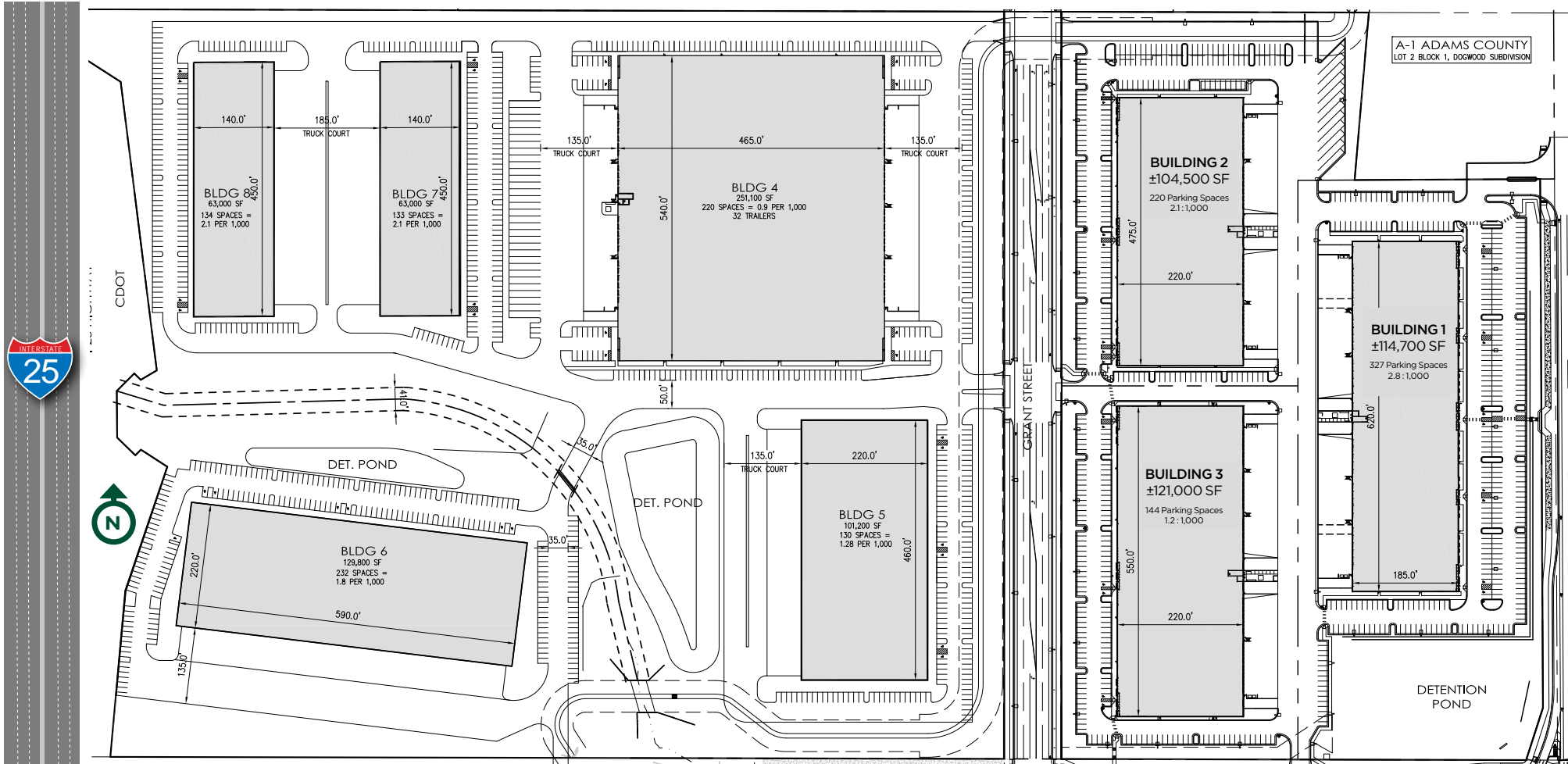
LABOR POPULATION  
334,415



WHITE COLLAR WORKERS  
206,000



BLUE COLLAR / SERVICES WORKERS  
128,415



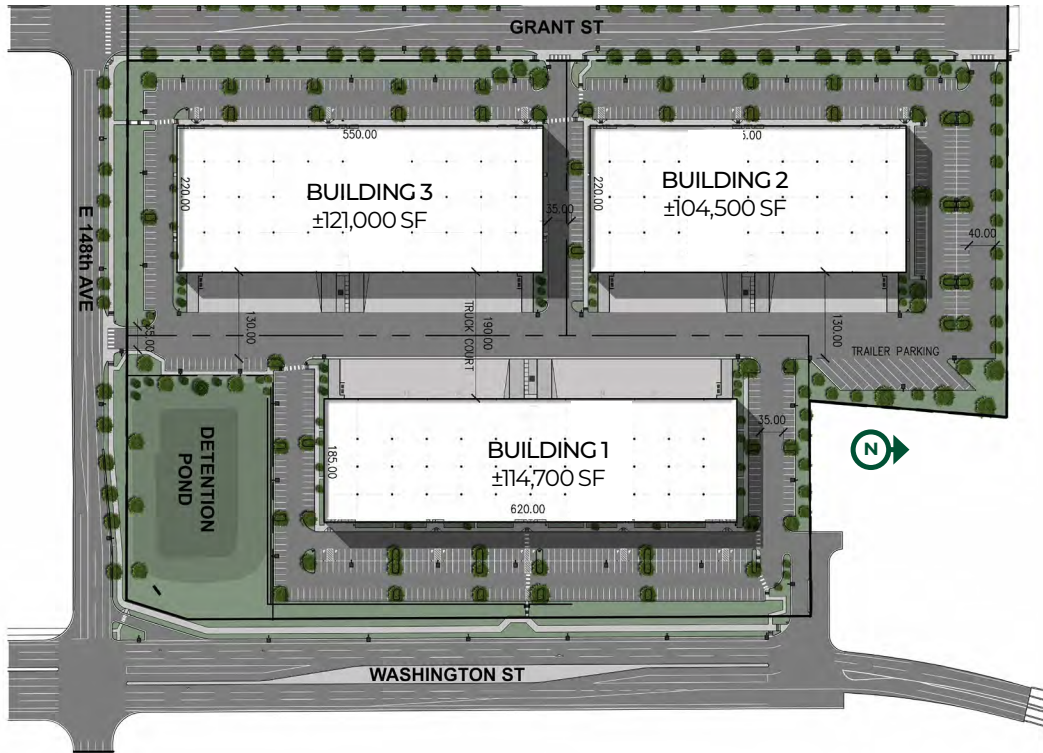
## HIGHLIGHTS

- ±900,000 SF of Class A industrial warehouse/distribution/showroom/flex space
- Buildings range in size from ±50,000 SF to ±250,000 SF with divisibility
- Clear height up to 36'

## PHASE I

Bldg. #	Building Size
<b>1</b>	±114,700 SF
<b>2</b>	±104,500 SF
<b>3</b>	±121,000 SF

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## FEATURES

- All buildings will have energy efficient construction and feature 28' clear height, abundant natural light via skylights and clerestory windows, 60 mil TPO roof, ESRF fire suppression, efficient column spacing and bay depths, large truck courts and generous parking ratios
- Buildings 1 and 2 are completed
- Building 3 is under construction and due to deliver Q1 2021

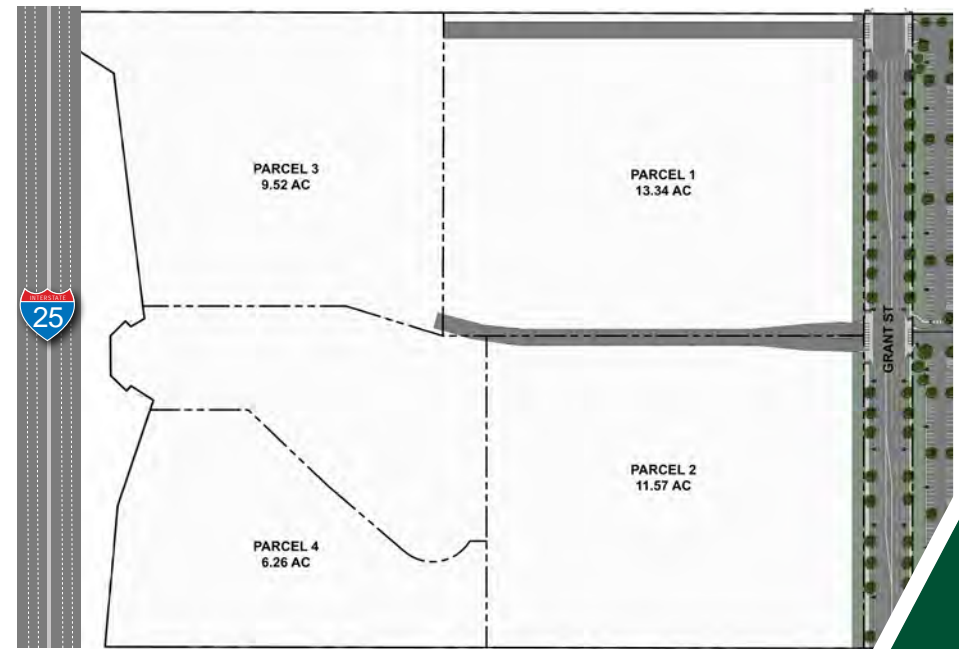
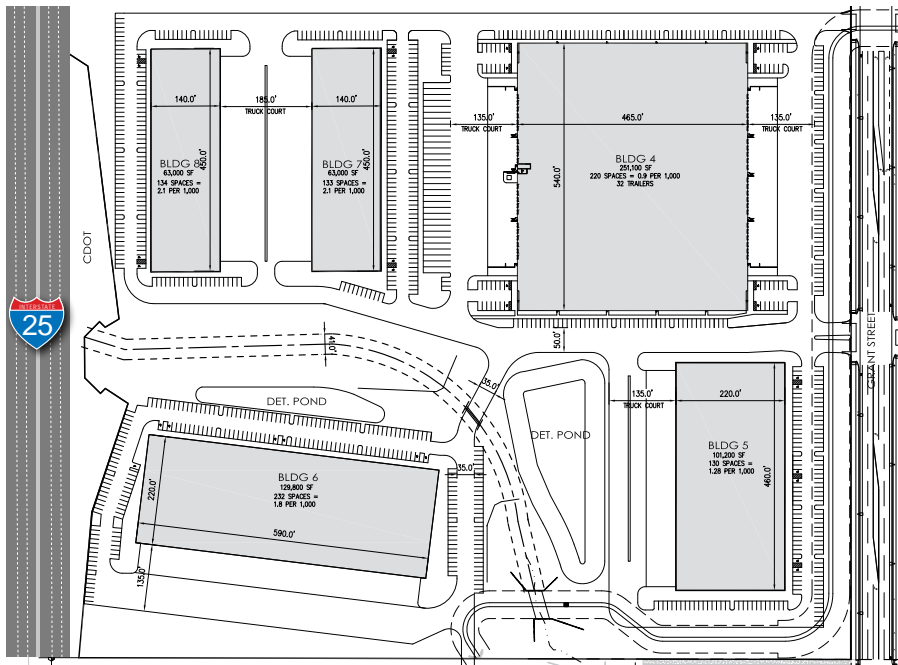
Bldg. #	Building Size	Loading	Clear Height	Parking Ratio
1	±114,700 SF	32 DH / 4 DI	28'	327 Spaces, 2.8 : 1,000
2	±104,500 SF	22 DH / 4 DI	28'	220 Spaces, 2.1 : 1,000
3	±121,000 SF	27 DH / 4 DI	28'	144 Spaces, 1.2 : 1,000
<b>Total</b>	<b>±340,200 SF</b>			

## Phase I



## Abundant Flexibility and Expansion Capabilities

Planned Buildings and Build-to-Suit Opportunities



## Phase II





# 25NORTH

## DEMOGRAPHICS

	<b>5 Miles</b>	<b>10 Miles</b>	<b>15 Miles</b>
<b>Population</b>	200,963	623,815	1,182,568
<b>Households</b>	71,295	226,349	447,996
<b>Avg. HH Income</b>	\$108,439	\$94,691	\$95,298
<b>Per Capita Income</b>	\$38,624	\$34,453	\$36,608

## DRIVE TIMES

	<b>Time (Minutes)</b>
<b>Interstate 25</b>	Immediate Access
<b>E-470 (Tollway)</b>	Immediate Access
<b>Interstate 70</b>	15 Minutes
<b>Downtown Denver</b>	23 Minutes
<b>Boulder</b>	24 Minutes
<b>Denver International Airport (DIA)</b>	26 Minutes
<b>Longmont</b>	20 Minutes



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