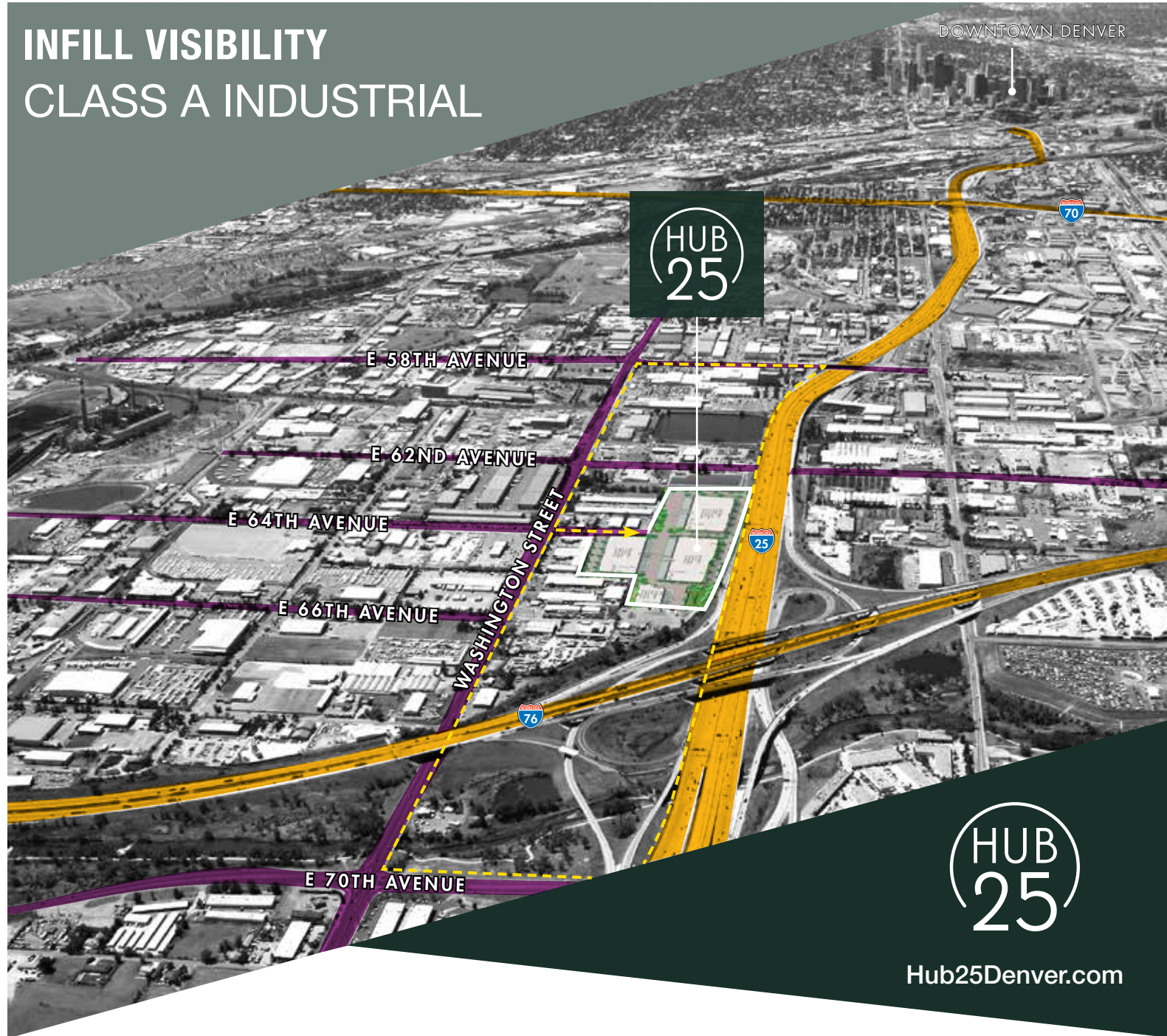


INFILL VISIBILITY CLASS A INDUSTRIAL



Hub25Denver.com

PROPERTY FEATURES

- » Visibility of 213,000 cars per day with 1,800 linear feet on I-25
- » Monument signage with I-25 visibility
- » Zoned I-2
- » Trailer parking available
- » 60' Speed bay
- » Avoid I-70 reconstruction
- » ESFR sprinklers

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INFILL CLASS A INDUSTRIAL PARK

BUILDINGS COMPLETE!



A Westfield Development
Hub25Denver.com

- » AVOID I-70 RECONSTRUCTION!
- » 43,507 SF Still Available
- » Unmatched Visibility on I-25
- » Low Property Taxes
- » Prime Central Location



601 E. 64TH AVENUE, DENVER, CO 80229

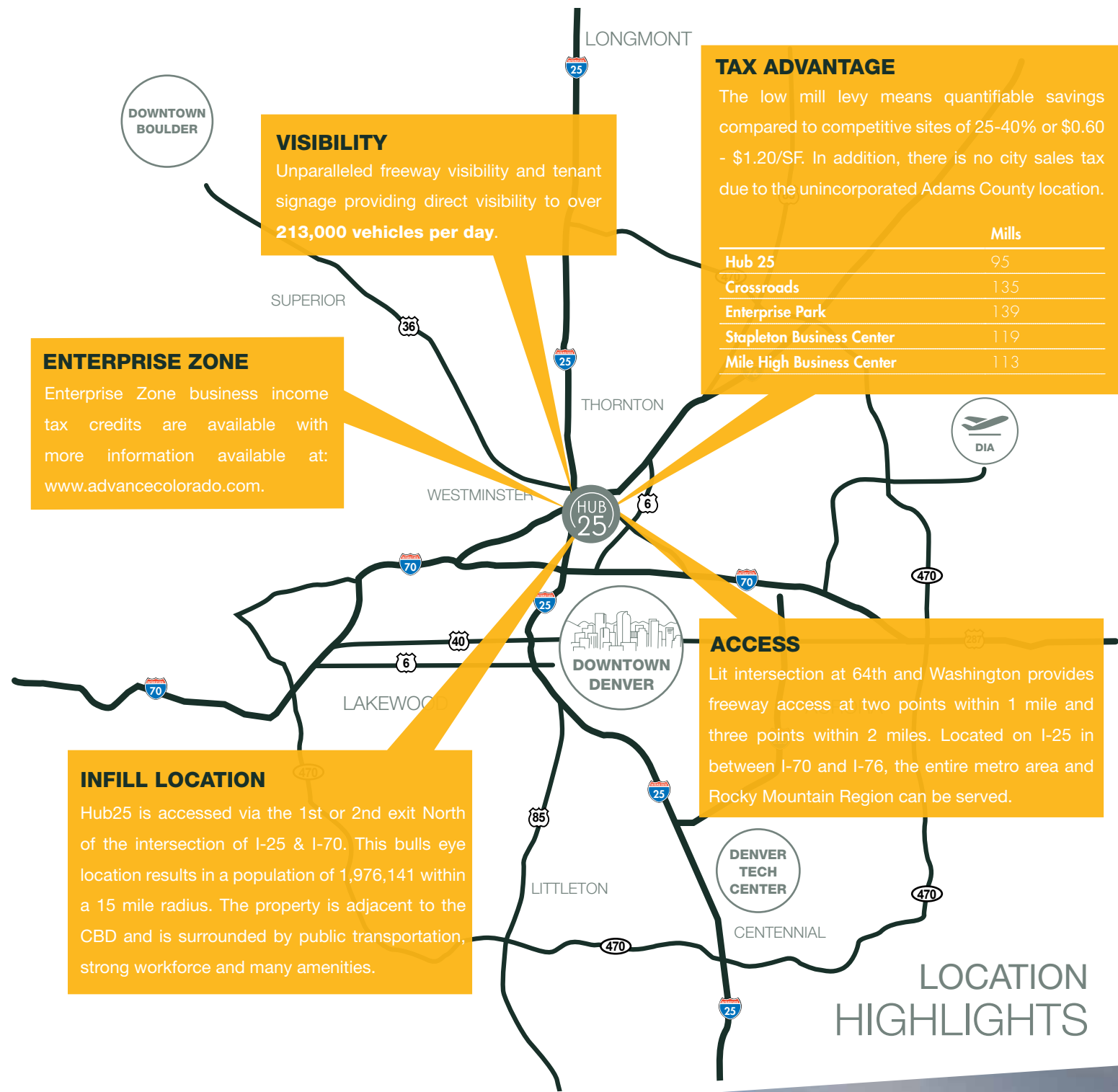
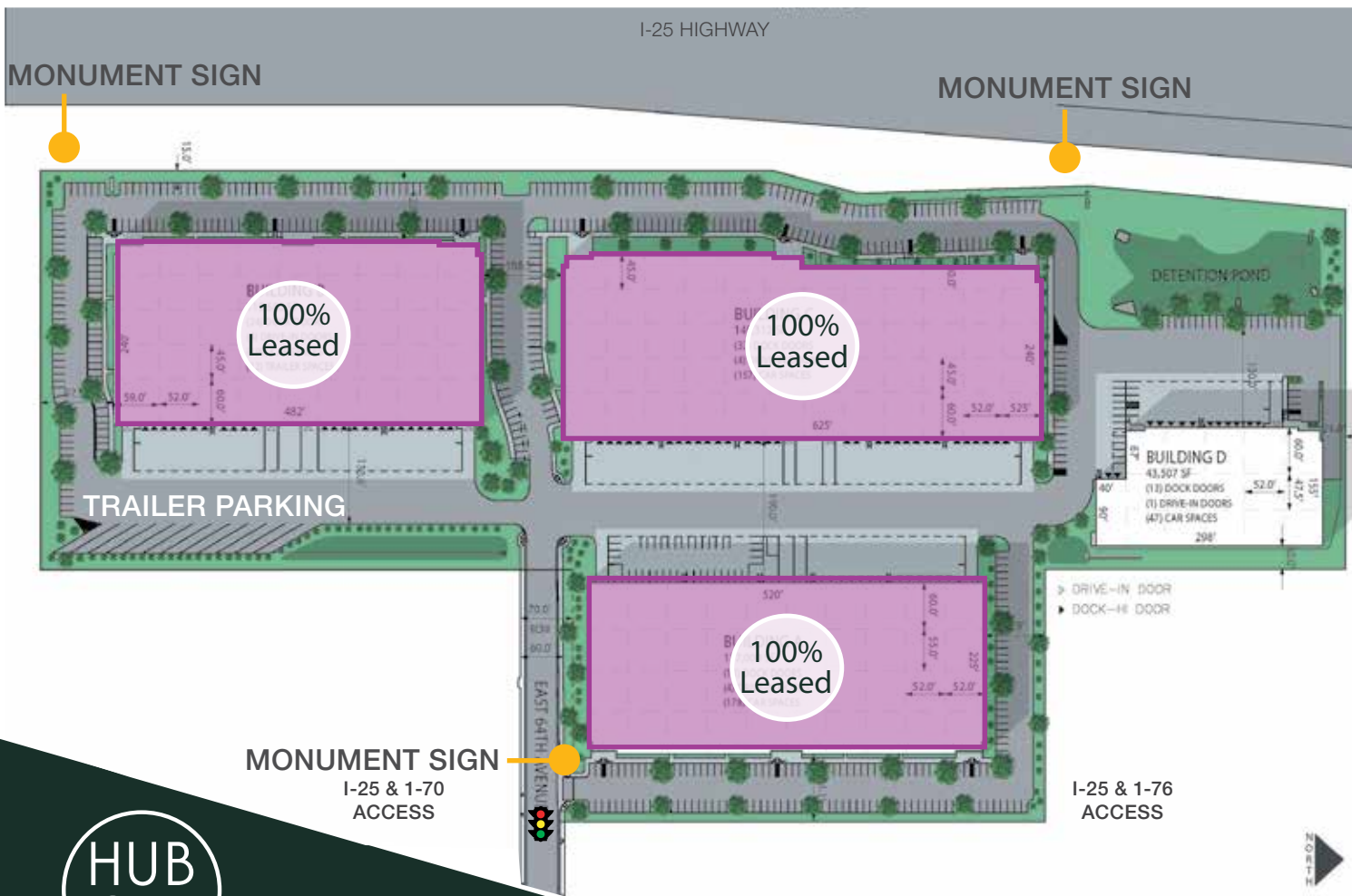


SPECS

Building	Building Size	Loading	Clear Height	Parking (522 Total)
A	LEASED	-	-	-
B	LEASED	-	-	-
C	LEASED	-	-	-
D	43,507 SF	13 Dock-high doors 1 Drive-in door	24'	1.0:1,000 SF

PROPERTY HIGHLIGHTS

Size	421,499 SF	Tax Rate	94.532 Mills
Location	I-25 & 64th Ave	Zoning	I-2
County	Unincorporated Adams County	Freeway Frontage	± 1,800 Linear Feet
Site Size	24.75 acres	Signage	Tenant building and monument signage available
Utilities		Sprinkler	ESFR
Water	North Washington Water		
Sewer	Denver Wastewater		
Cable	Comcast		
Telephone	Century Link		
Fire	Adams County Fire Protection		



LOCATION HIGHLIGHTS

