



CENTRAL PARK

BUSINESS CENTER

9525 & 9575 E. 40TH AVE. DENVER, CO 80239

BLDG. 1 | 132,308 SF
DIVISIBLE TO 22,880 SF

BLDG. 2 | 114,305 SF
DIVISIBLE TO 19,768 SF

CLASS A INDUSTRIAL
DELIVERING Q4-2021



TODD WITTY, SIOR
SENIOR VICE PRESIDENT
+1 720 528 6339
TODD.WITTY@CBRE.COM

MURRAY PLATT, SIOR
FIRST VICE PRESIDENT
+1 720 528 6413
MURRAY.PLATT@CBRE.COM

JIM BOLT
VICE CHAIRMAN
+1 720 528 6310
JAMES.BOLT@CBRE.COM

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BUILDING 1&2 OVERVIEW

BUILDING 1 SPECIFICATIONS

BUILDING SIZE	132,308 SF
DIVISIBLE:	22,880 SF
OFFICE	TO SUIT
LOADING	29 DOCK HIGH DOORS / 4 DRIVE-IN DOORS
ZONING	M-IMX-12
CLEAR HEIGHT	28'
TRUCK COURT DEPTH	200' SHARED
DIMENSIONS	220' X 595'
POWER	2,000A/480V
PARKING	153 SPACES
SPRINKLER SYSTEM	ESFR
COLUMN SPACING	52' X 55' (TYPICAL) WITH 60' SPEED BAY
OPEX	\$3.67/SF ESTIMATED
LEASE RATE	TO QUOTE

BUILDING 2 SPECIFICATIONS

BUILDING SIZE	114,305 SF
DIVISIBLE:	19,760 SF
OFFICE	TO SUIT
LOADING	29 DOCK HIGH DOORS / 4 DRIVE-IN DOORS
ZONING	M-IMX-12
CLEAR HEIGHT	28'
TRUCK COURT DEPTH	200' SHARED
DIMENSIONS	190' X 595'
POWER	2,000A/480V
PARKING	141 SPACES
SPRINKLER SYSTEM	ESFR
COLUMN SPACING	52' X 40' (TYPICAL) WITH 60' SPEED BAY
OPEX	\$3.67/SF ESTIMATED
LEASE RATE	TO QUOTE

[CLICK HERE FOR THE LATEST ON THE I-70 HIGHWAY PROJECT](#)



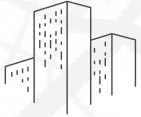
DRIVE TIMES



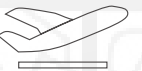
INTERSTATE 70
DISTANCE
2 MINUTES



INTERSTATE 25
DISTANCE
9 MINUTES



DOWNTOWN DENVER
DISTANCE
12 MINUTES



DENVER INTERNATIONAL AIRPORT
DISTANCE
15 MINUTES

PROPERTY HIGHLIGHTS



INFILL LOCATION
ALLOWS FOR
TRUE "LAST MILE"
DISTRIBUTION



UNPARALLELED I-70
FRONTAGE



FRONT PARK / REAR
LOAD AND SHARED
TRUCK COURT
(200')



INCREDIBLE
HIGHWAY
VISIBILITY ON I-70
WITH APX. 190,000
CARS PER DAY



EXCELLENT ACCESS
TO I-70, 270 & I-25

SITE PLAN

