

EDGE/470

14820 & 14830 Compark Boulevard, Parker, CO 80134

Access to E-470 from
S. Chambers Road or
S. Peoria Street

Planned 364,474 SF
Class A Industrial/Flex
Campus on 32.14 Acres

EDGE/470

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/ DISTANCE TO:

Centennial Airport

3.2 Miles/6 Minutes via Chambers Rd.

Park Meadows Mall

4.5 Miles/8 Minutes via E-470 & I-25

Denver Technological Center

8.5 Miles/10 Minutes via I-25

Downtown Denver

20 Miles/25 Minutes via I-25

Denver International Airport

31.8 Miles/28 Minutes via E-470

Colorado Springs

56.7 Miles/45 Minutes via I-25

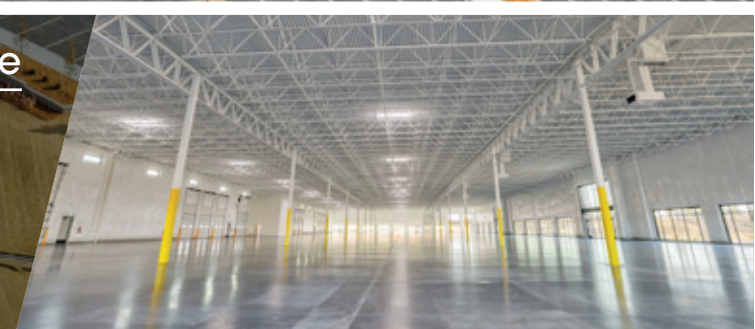


/ Prominent E-470 Tenant Signage Available

/ Ample Parking

/ Abundant Natural Light

/ Direct Bike Trail Access



NEW INDUSTRIAL/FLEX CAMPUS WITH SUPERIOR HIGHWAY VISIBILITY

Phase 1 Construction Complete / Build-to-Suit Pad Sites Available

EDGE 470 is a new, Class A industrial/flex development located just off of E-470 and Chambers Road in Parker, Colorado. The state-of-the-art campus features superior highway visibility, multiple loading capabilities, 10 foot glass lines, ample parking and an energy-efficient design.



etkinjohnson.com

For Leasing Information, Contact:

RYAN GOOD

303.223.0496

rgood@etkinjohnson.com

LINDSEY GOOCH

303.223.0484

lgooch@etkinjohnson.com



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1512 Larimer Street, Suite 100 | Denver, Colorado 80202 | 303.650.6500

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/ HOME TO YOUR COMPETITIVE EDGE

Located directly north of E-470, **EDGE 470** is designed to give tenants a competitive **edge**, providing some of the highest visibility and accessibility in the area. Each building offers on-building signage opportunities visible from E-470 along with 24-foot clear ceilings, 10-foot glass lines, ESFR sprinklers, multiple loading capabilities, car charging stations, and more.

/ BUILDING FEATURES (Exclusive of Building 5)

- Divisible to 18,500 SF
 - 24’ Clear Height Throughout
 - 220’ Truck Courts
 - 180’ Building Depth
 - 52’ Column Spacing
 - ESFR Fire Sprinkler System
- Power: 2000 Amp 480/277V per Building
 - (4) Drive-In Doors, 12’ X 14’ per Building
 - (12) Dock Doors, 9’ X 10’, with the Possibility of (18) Dock Doors Total per Building
 - 10’ Floor-to-Ceiling Windows on Three Sides of the Buildings
 - (2) Glass Overhead Doors with Patios per Building

/ CAMPUS AMENITIES



Superior Highway Visibility



Prominent E-470 Tenant Signage Opportunities



Direct Access from the E-470 Regional Bike Trail System



4 Car Charging Stations Per Building



Outdoor Amenity Space



/ PHASE 1
BUILDINGS 1 & 2

- Total Building SF: 159,219 SF
- Site Size: 12.4 Acres
 - Parking Ratio: 2.2/1,000 SF
Up to 2.8/1,000 SF with Truck Court Parking

Building 1	
Total Building Size:	83,674 SF
Office:	To Suit
Lease Rate:	To Quote

Building 2	
Total Building Size:	75,545 SF
Office:	To Suit
Lease Rate:	To Quote

/ PHASE 2
BUILDINGS 3, 4 & 5

- Total Building SF: 205,255 SF
- Site Size: 19.74 Acres
- Parking Ratio: 2.9/1,000 SF
Up to 3.7/1,000 SF with Truck Court Parking