



ASCENT

COMMERCE CENTER

BUILDING 2

17956 E 84TH AVE. COMMERCE CITY, CO



Design Cross Dock

Available SF 178,027 RSF

Divisible to 90,000 SF

Spec Office 3,080 SF

2022 OPEX \$3.80/SF

Truck Court 200' (shared)

Parking Ratio 0.75/1,000 (134 stalls)

Dock Doors 37 - (9' X 10')
9 with levelers

Drive-In Doors 2 - (12' X 14')

Trailer Stalls 35

Clear Height 36'

Power 4000a/480v/3p

Slab Thickness 7" reinforced

[View Ascent Commerce Center Video](#)



SITE PLAN

EAST 84TH AVENUE

TELLURIDE STREET

Trailer Parking

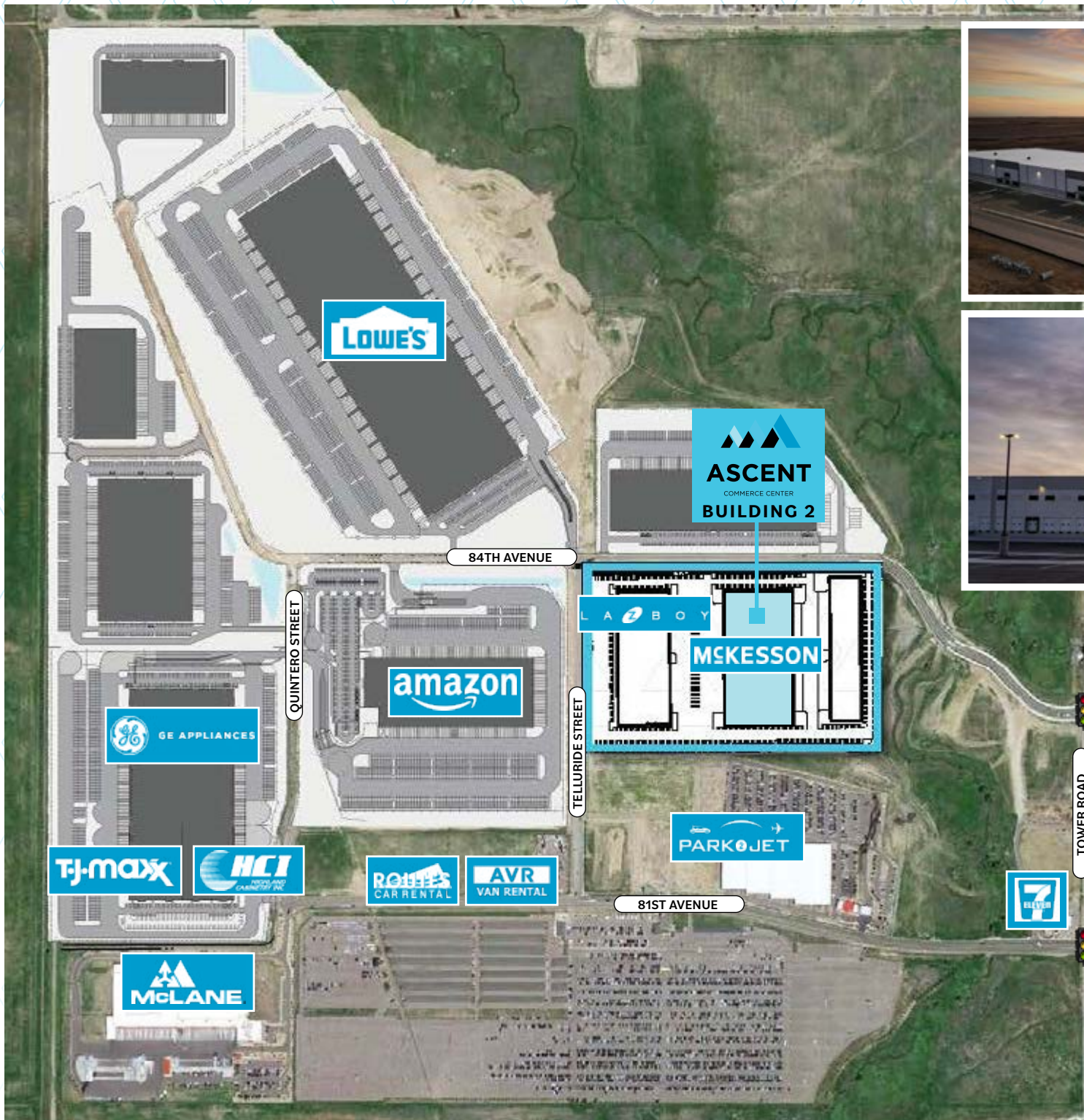
LEASED

Proposed Spec Office

BUILDING 2

90,000 to 178,027 SF
Available

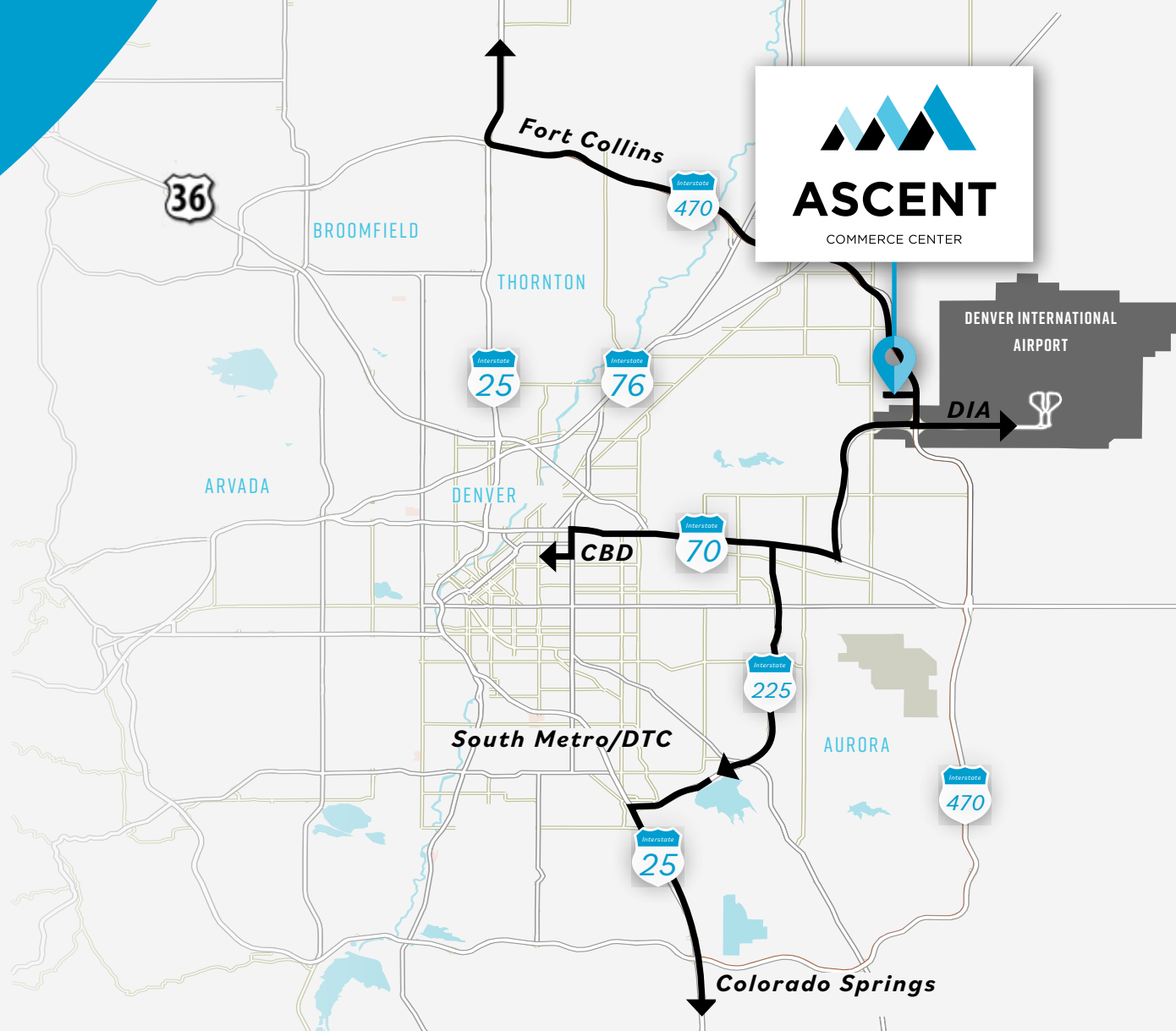




*Easy access in
all directions*

DRIVE TIMES

<i>Pena Blvd</i>	1 MINUTE
<i>E-470</i>	3 MINUTES
<i>DIA</i>	8 MINUTES
<i>Denver CBD</i>	36 MINUTES
<i>South Metro/DTC</i>	31 MINUTES
<i>Fort Collins</i>	1 HOUR, 9 MINUTES
<i>Colorado Springs</i>	1 HOUR, 21 MINUTES



*For more information
on leasing
opportunities, contact:*

LINCOLN
PROPERTY
COMPANY

Mark Dwyer
303.226.8212
mdwyer@lpc.com

Sam Slaton
303.226.8216
sslaton@lpc.com

CUSHMAN &
WAKEFIELD

Drew McManus
303.813.6427
drew.mcmanus@cushwake.com

Bryan Fry
303.312.4221
bryan.fry@cushwake.com

Ryan Searle
303.813.6499
ryan.searle@cushwake.com