

**39,027 SF Available for Lease**  
Office/Warehouse/Showroom



*Crossroads Commerce Park is a modern, master-planned development of nearly 1.0 MSF of Class A industrial space located in a prime, central infill location.*

- Front-park rear-load design; Ideal for showroom and office/warehouse uses
- Prime central location with immediate access to Interstate 70 and Interstate 25
- Washington street frontage - high profile identity
- Unincorporated Adams County, providing low sales tax rate
- Denver mailing address
- Enterprise Zone (tax incentives)
- Master planned business park with design/zoning guidelines
- Flexible PUD zoning allows for most industrial related uses
- Additional building features include: Energy efficient construction, 60 mil TPO "Cool Roof", white metal roof deck and perimeter clerestory windows
- Building parapet and monument signage available

<b>Building Size</b>	169,210 SF
<b>Divisible</b>	39,027 SF
<b>Dock Doors</b>	6 (9' x 10') 2 with levelers 4 additional doors possible
<b>Drive-in Doors</b>	2 (12' x 14')
<b>Power</b>	277/480 V, 600 Amps, 3 Phase
<b>Office</b>	To suit
<b>Parking</b>	1.3/1,000 SF
<b>Clear Height</b>	24'
<b>Sprinkler</b>	ESFR
<b>Truck Court</b>	200' with 60' concrete apron
<b>Column Spacing</b>	50' x 52' typical
<b>Est. Expenses</b>	\$2.77/SF
<b>Lease Rate</b>	To quote



[www.CrossroadsCommercePark.com](http://www.CrossroadsCommercePark.com)

Professionally Marketed by:



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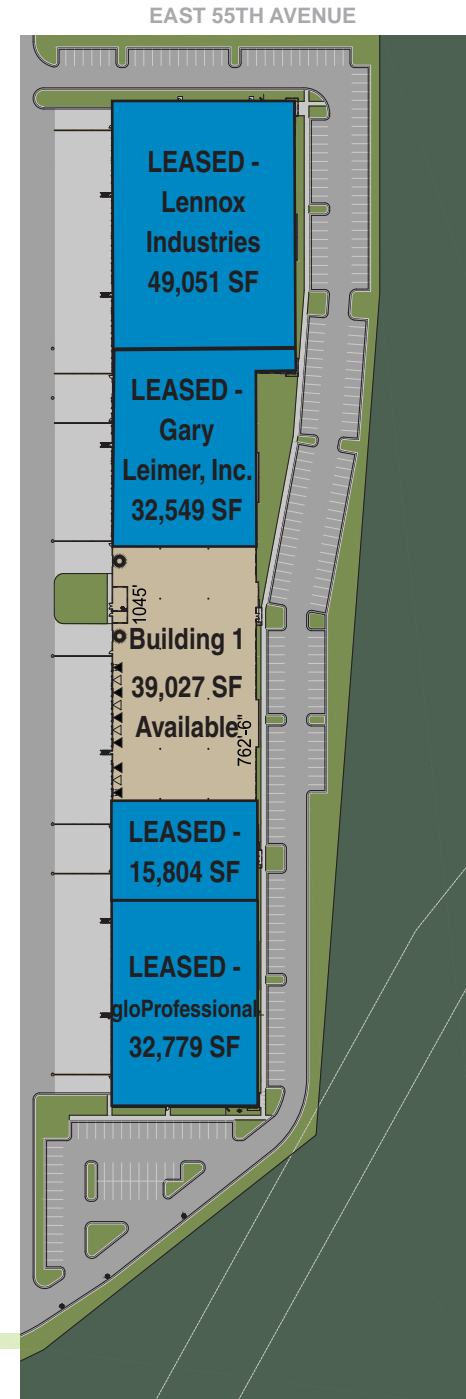
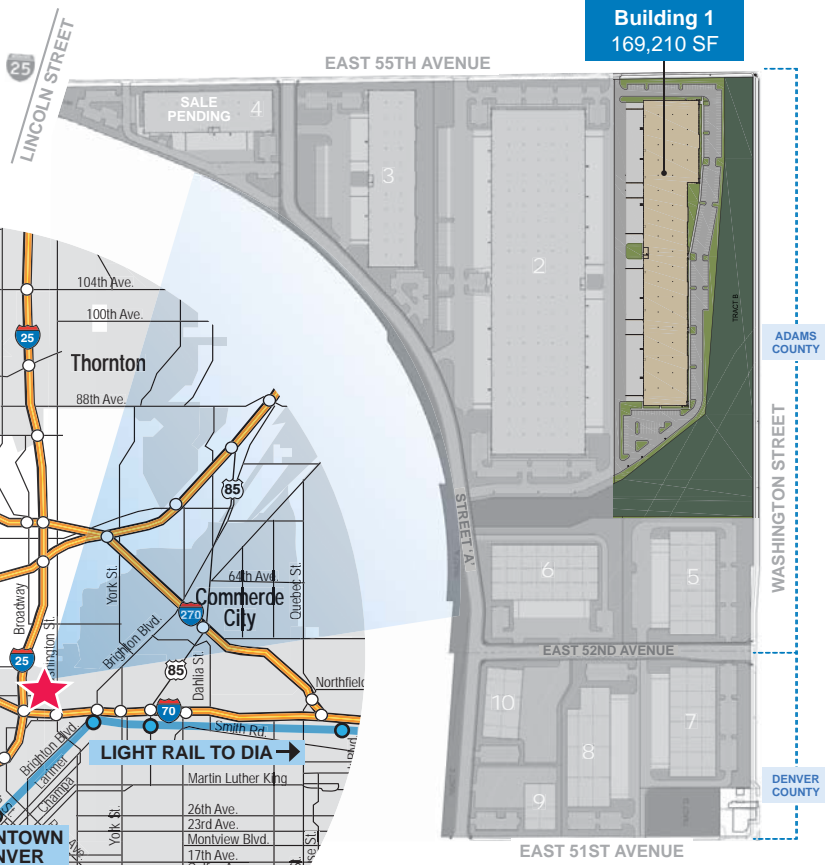
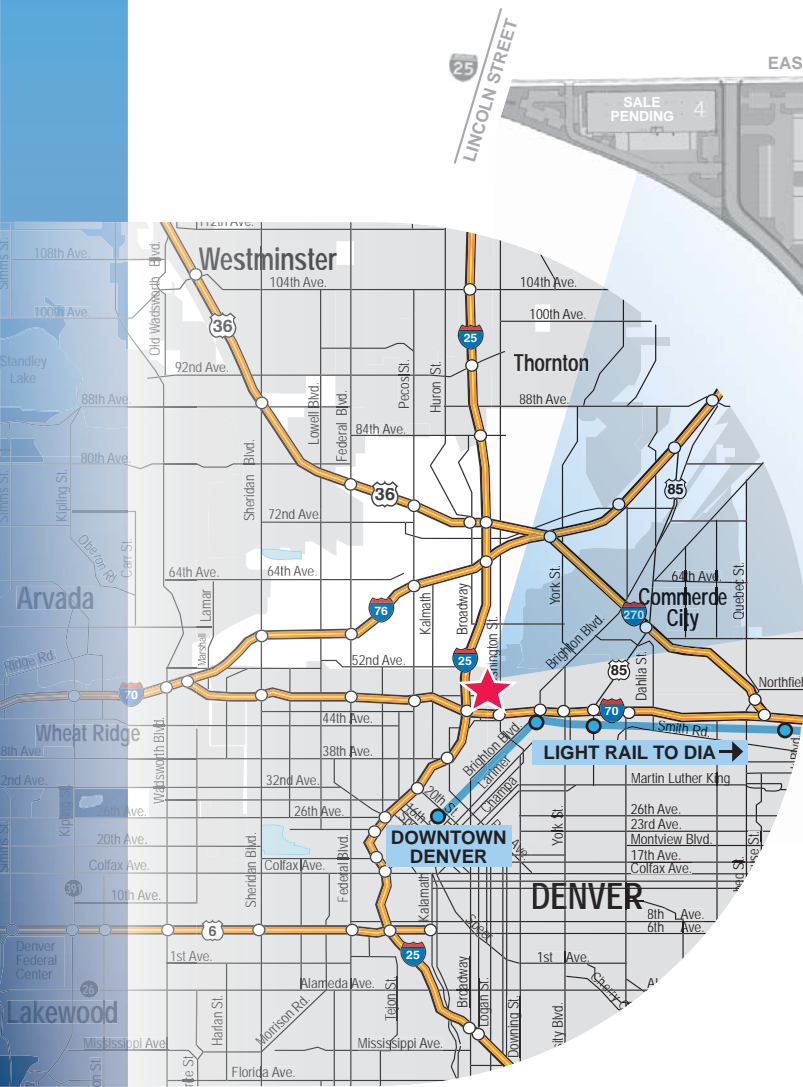
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Owned and Developed by:

**Trammell Crow Company**

**Building 1**  
39,027 SF Available For Lease



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