

North Central LOGISTICS CENTER

7450 CLAYTON STREET | DENVER, CO 80229



TAKE A VIRTUAL STEP INTO NCLC



**ALL BUILDINGS COMPLETE & READY
FOR TENANT IMPROVEMENTS**

BUILDING FEATURES



North Central Logistics Center offers three Class A industrial warehouses totaling ±640,987 SF located in Denver's booming North Central industrial submarket. With quick access to major thoroughfares and multiple interchanges, North Central Logistics Center is the ideal location to take your business to the next level.

Delivery Date:	Completed June 2021
Square Footage:	3 buildings with ± 641,081 combined SF
Clear Height:	±32'
Sprinkler:	ESFR fire sprinkler system
Mill Levy:	104.801p
Tax Incentives:	Located within Adams County Enterprise Zone and Colorado Opportunity Zone.
Power:	Xcel Energy / 3,000A/480V per building
Fiber:	Comcast/CenturyLink
Water:	Denver Water (North Washington)
Sewer:	North Washington

BUILDING A

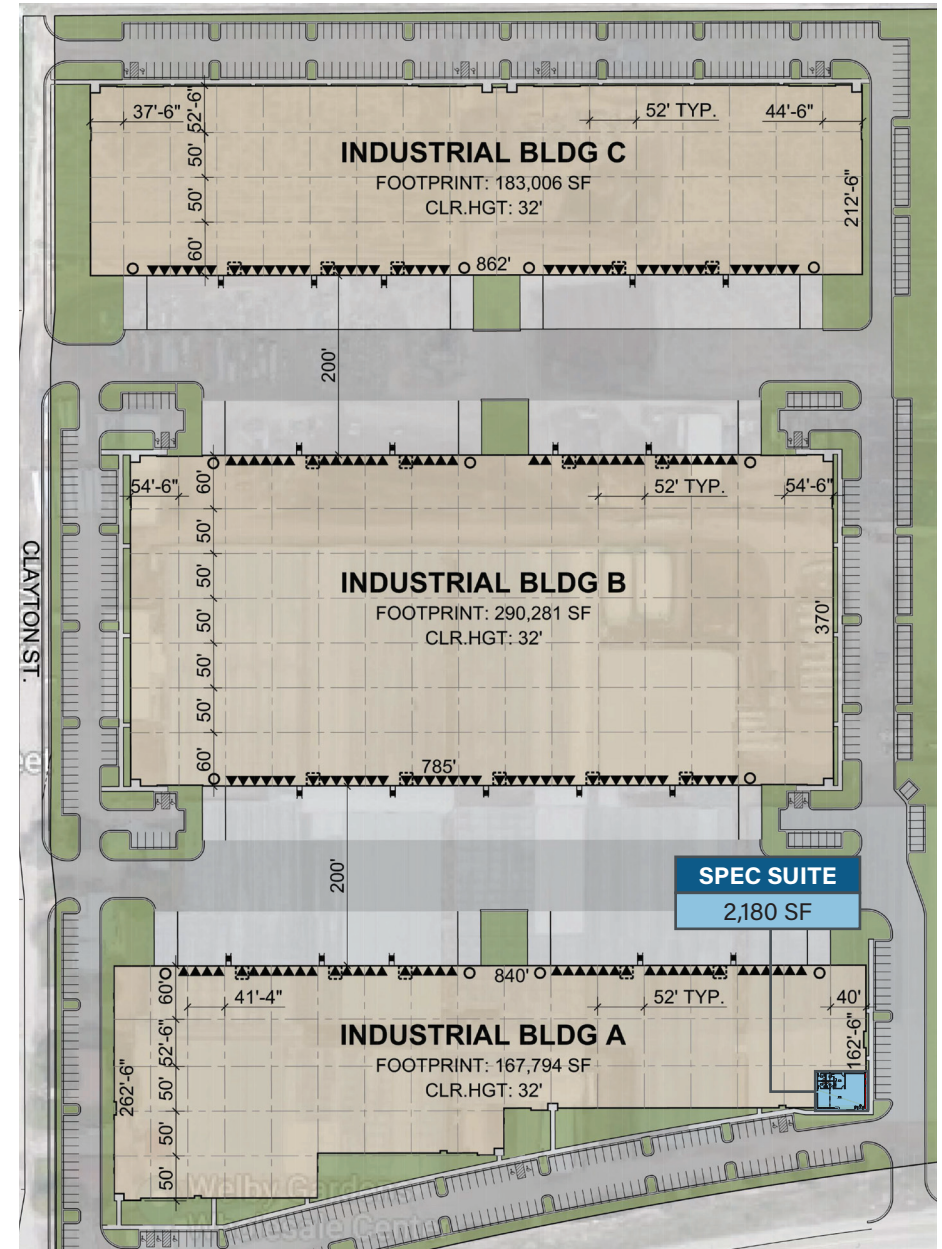
Available: 167,794 SF
Loading: 41 dock high (4 drive in)
Parking: 223 (1.3/1,000 SF)

BUILDING B

Available: 290,281 SF
Loading: 73 dock high (4 drive in)
Parking: 196 (0.7/1,000 SF)

BUILDING C

Available: 183,006 SF
Loading: 43 dock high (4 drive in)
Parking: 194 (1.1/1,000 SF)



UNPARALLELED ACCESS



- <1 minutes to I-76W
- <2 minutes to I-270
- <3 minutes to I-25 via 70
- <3 minutes to I-25 via I-76
- <5 minutes to I-76E
- <10 minutes to I-70 & I-25
- <12 minutes to I-70 via I-270



- 3 minutes to RTD N-Line
- 23 minutes to Denver International Airport



- 10 minutes to Downtown Denver
- 30 minutes to Boulder





FOR MORE INFORMATION, PLEASE CONTACT:

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