



LOVETT  
INDUSTRIAL



# INTERSTATE

## LOGISTICS CENTER

21251 E 152nd Avenue  
Brighton, Colorado 80603

**1.25M SF**

CLASS A INDUSTRIAL PARK

# PHASE ONE SITE PLAN

Will Consider Land Sales



INTERSTATE  
LOGISTICS CENTER

1,247,120 SF

TOTAL PROJECT SIZE

±90 ACRES

TOTAL SITE SIZE

BUILD-TO-SUIT

OPTIONS AVAILABLE



PHASE 2

PHASE 1

E 152nd Ave

E 152nd Ave

MAIN ACCESS

DETECTION  
7.1 ACRES

DETECTION  
4.9 ACRES

BUILDING 1  
CROSS DOCK  
320,263 SF

BUILDING 2  
FRONT LOAD  
198,720 SF



POTENTIAL  
RAIL ACCESS



FRONT LOAD &  
CROSS DOCK  
CONFIGURATIONS



130'-185'  
TRUCK COURTS



LOCATED IN THE  
ADAMS COUNTY  
ENTERPRISE ZONE



20' PIPELINE  
MAINTENANCE  
EASEMENT

ADAMS COUNTY RR INDUSTRIAL SETBACK

# PHASE ONE

## BUILDING SPECS



### BUILDING 1

PROJECT SIZE:	<b>320,320 SF</b>
COLUMN SPACING:	<b>56' X 60'</b>
MILL RATE:	<b>112.49</b>
OFFICE AREA:	<b>TO SUIT</b>
CLEAR HEIGHT:	<b>36 FEET</b>
PARKING:	<b>80:1,000</b>
TRAILER PARKING:	<b>124 STALLS</b>
FIRE SPRINKLER:	<b>ESFR</b>
DOCK-HIGH:	<b>80 (9' X 10')</b>
DRIVE-IN:	<b>FOUR (4) 12' X 14'</b>
CONFIGURATION:	<b>CROSS DOCK</b>

### BUILDING 2

PROJECT SIZE:	<b>198,720 SF</b>
COLUMN SPACING:	<b>56' X 60'</b>
MILL RATE:	<b>112.49</b>
OFFICE AREA:	<b>TO SUIT</b>
CLEAR HEIGHT:	<b>32 FEET</b>
PARKING:	<b>60:1,000</b>
TRAILER PARKING:	<b>72 STALLS</b>
FIRE SPRINKLER:	<b>ESFR</b>
DOCK-HIGH:	<b>50 (9' X 10')</b>
DRIVE-IN:	<b>TWO (2) 12' X 14'</b>
CONFIGURATION:	<b>FRONT PARK/REAR LOAD</b>



**INTERSTATE**  
LOGISTICS CENTER

# LOGISTICAL ADVANTAGES



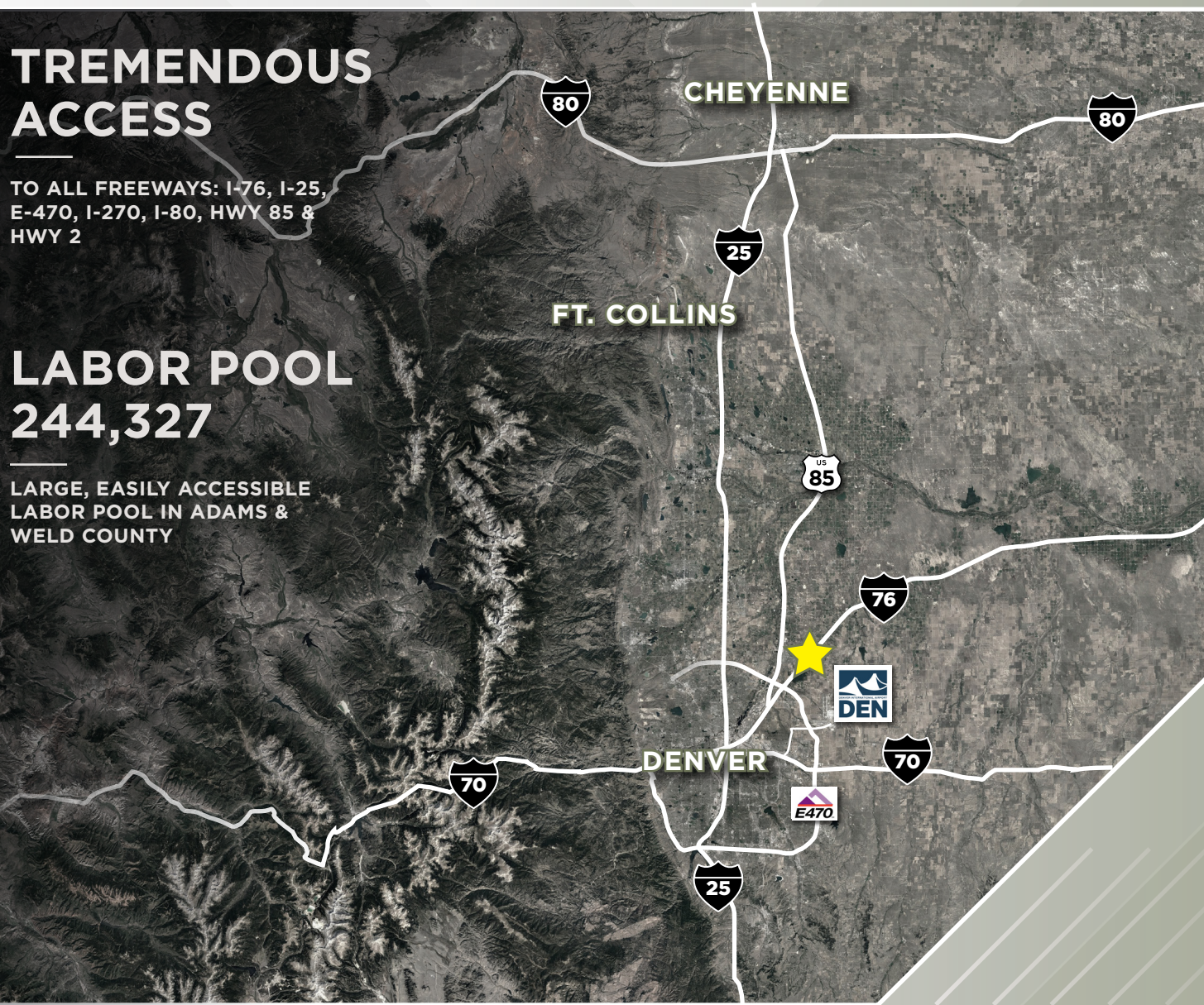
INTERSTATE  
LOGISTICS CENTER

## TREMENDOUS ACCESS

TO ALL FREEWAYS: I-76, I-25,  
E-470, I-270, I-80, HWY 85 &  
HWY 2

## LABOR POOL 244,327

LARGE, EASILY ACCESSIBLE  
LABOR POOL IN ADAMS &  
WELD COUNTY



RELIABLE  
FREIGHT DISTRICT  
CONNECTIVITY



FLEXIBLE BTS  
OPTIONS



EASILY AVOID  
CONGESTED AREAS  
SUCH AS I-70 &  
TOLL ROADS



ADAMS COUNTY:  
TOP 10 FASTEST  
GROWING COUNTIES  
IN COLORADO



ADJACENT TO A  
RAPIDLY EXPANDING  
LABOR POOL



ADAMS COUNTY:  
LOWEST WORK  
FORCE AVGERAGE  
HOME PRICE IN  
METRO DENVER



ADAMS COUNTY  
POPULATION: 520,126  
HAS PROJECTED  
GROWTH OF 29,981  
OVER NEXT 5 YRS

# REGIONAL INDUSTRIAL MARKET MAP

## REGION-WIDE CONNECTIVITY

EXCELLENT LOCATION



	DESTINATION	MILEAGE
1	CHEYENNE, WY	102 MILES
2	SALT LAKE CITY, UT	520 MILES
3	KANSAS CITY, MO	605 MILES
4	OKLAHOMA CITY, OK	680 MILES
5	DALLAS, TX	794 MILES
6	AUSTIN, TX	919 MILES
7	HOUSTON, TX	1,028 MILES
8	ALBUQUERQUE, NM	450 MILES
9	PHOENIX, AZ	864 MILES
10	LAS VEGAS, NV	750 MILES
11	LOS ANGELES, CA	1,017 MILES
12	RENO, NV	990 MILES
13	SACRAMENTO, CA	1,122 MILES
14	BOISE, ID	815 MILES
15	PORTLAND, OR	1,241 MILES
16	SEATTLE, WA	1,304 MILES



INTERSTATE  
LOGISTICS CENTER



INTERSTATE  
LOGISTICS CENTER

# TEAM CONTACTS



**DREW McMANUS, SIOR**  
Vice Chairman  
T +1 303 813 6427  
M +1 303 810 8633  
drew.mcmanus@cushwake.com

**BRYAN FRY, SIOR**  
Senior Director  
T +1 303 312 4221  
M +1 720 217 4071  
bryan.fry@cushwake.com

**RYAN SEARLE, SIOR**  
Senior Director  
T +1 303 813 6499  
M +1 720 260 5859  
ryan.searle@cushwake.com

**1,247,120 SF**

**TOTAL PROJECT SIZE**

1401 Lawrence Street, Suite 1100 | Denver, Colorado 80202 | +1 303 292 3700 | cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-05/28/26

Developed by:

**LOVETT**  
INDUSTRIAL

Leasing by:

**CUSHMAN &  
WAKEFIELD**