



**Your key to ultimate  
access, visibility and  
a strong workforce**

**4 CLASS A INDUSTRIAL  
BUILDINGS TOTALING  
462,672 SF**

**WAREHOUSE, DISTRIBUTION  
R&D, MANUFACTURING**


Spinnaker Way, Broomfield, CO 80023






# Premier Visibility That's EASILY ACCESSIBLE


Connect 25 offers tenants new, class A industrial product + premier I-25 visibility. Connect 25 is built to meet modern industrial demands and will accommodate a wide variety of tenants.




PREMIER I-25  
ACCESS &  
VISIBILITY




NO SHARED  
TRUCK COURTS




ACCESS  
TO STRONG  
LABOR FORCE




ABILITY TO DEMISE  
UNDER 20K SF




130,000 VEHICLES  
DRIVE BY  
EVERY DAY




CONNECTIVITY TO  
DENVER METRO AND  
NORTHERN COLORADO




VARYING BUILDING  
SIZES & DEPTHS



LOWER BROOMFIELD  
SALES TAX AND  
BUSINESS FRIENDLY  
ENVIRONMENT



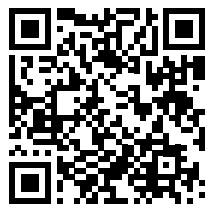
ABUNDANT  
AMENITIES



HEAVY POWER

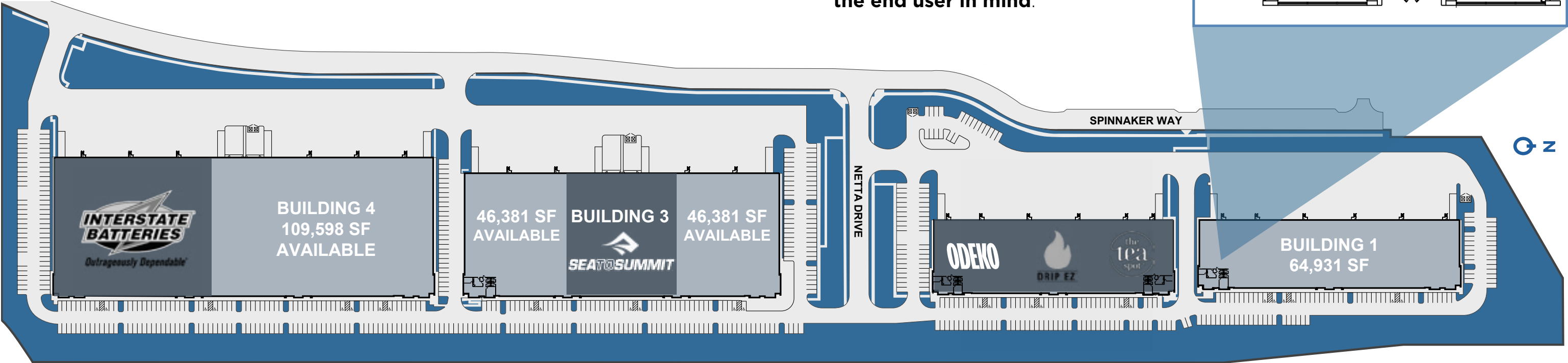
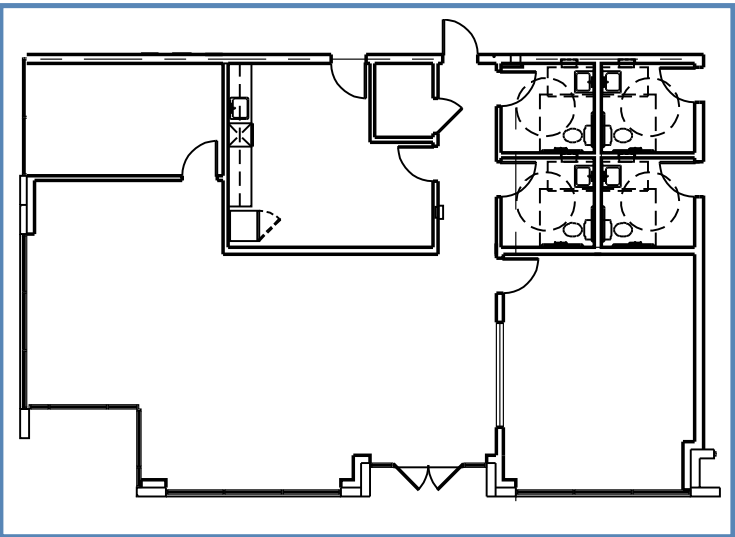


# Superior Design, FUNCTIONALITY and Flexibility



Scan here to try  
our interactive bay  
calculator!

Connect 25 can accommodate a wide range of tenants with space available from 15,000 SF – 462,672 SF. Also, **each building has its own truck court**, allowing for easy loading and maneuverability. Each building is designed with **the end user in mind**.



## BUILDING 4

Available	109,598 SF
Divisible To	± 55,000 SF
Parking Ratio	1.28/1,000
Power	4,000 amps
Clear Height	32'
Docks	38
Drive In	4 (12' x 14')
Building Depth	265'
Column Spacing	52' x 51'   60' speed bay
Truck Court Depth	130'
EV Charging Stations	2

## BUILDING 3

Available	92,762 SF
Divisible To	± 46,000 SF
Parking Ratio	1.21/1,000
Power	4,000 amps
Clear Height	32'
Docks	22
Drive In	2 (12' x 14')
Building Depth	235'
Column Spacing	52' x 58'   60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

## BUILDING 2

Available	Fully Leased
Divisible To	± 22,000 SF
Parking Ratio	2.38/1,000
Power	3,000 amps
Clear Height	32'
Docks	25
Drive In	2 (12' x 14')
Building Depth	140'
Column Spacing	52' x 40'   60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	N/A

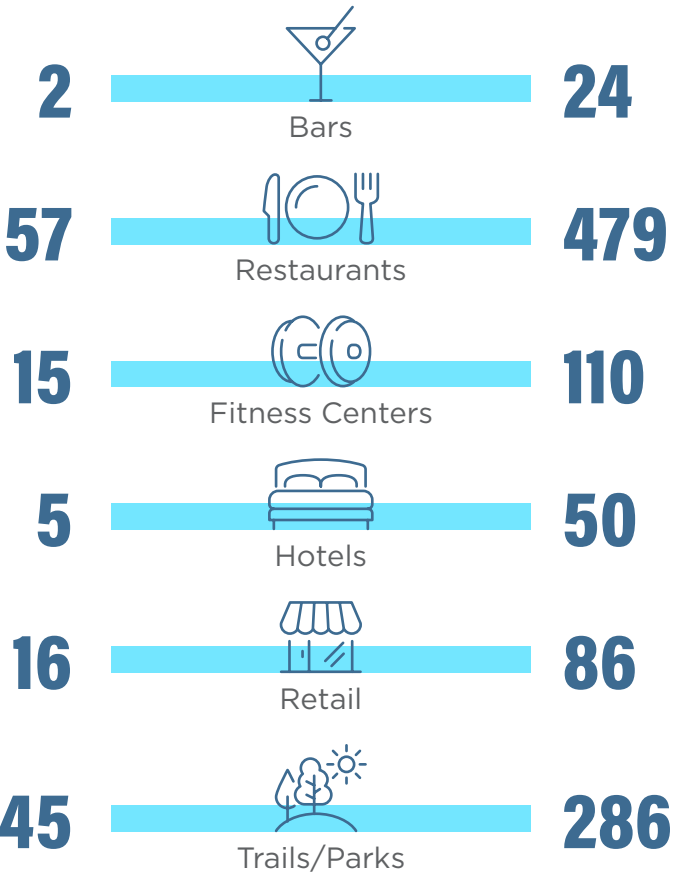
## BUILDING 1

Available	64,931 SF
Divisible To	± 18,000 SF
Parking Ratio	1.51/1,000
Power	3,000 amps
Clear Height	32'
Docks	27
Drive In	2 (12' x 14')
Building Depth	130'
Column Spacing	52' x 35'   60' speed bay
Truck Court Depth	130'
EV Charging Stations	2
Spec Office	2,025 SF

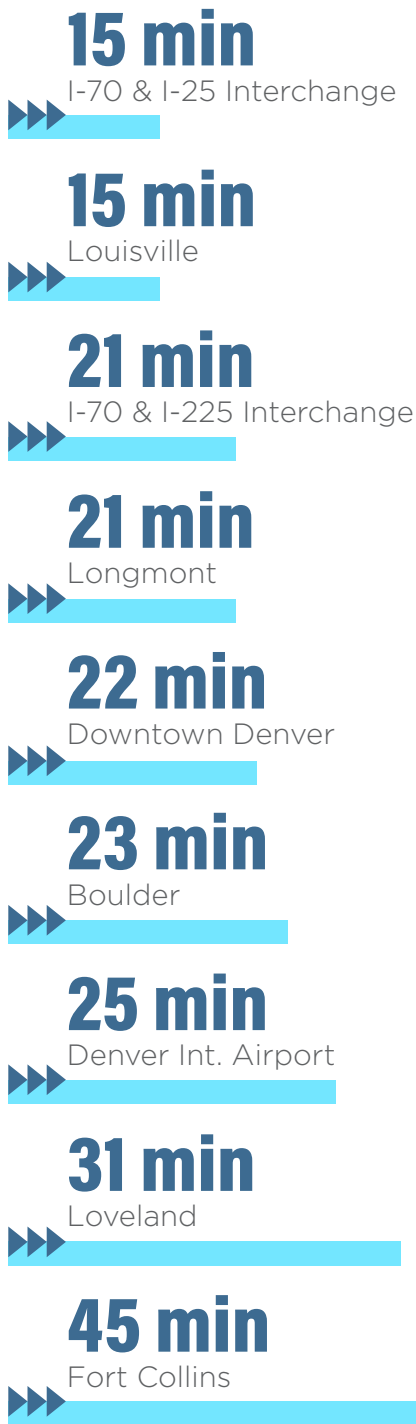


# Prime Proximity to Strong WORKFORCE & MAJOR HIGHWAYS

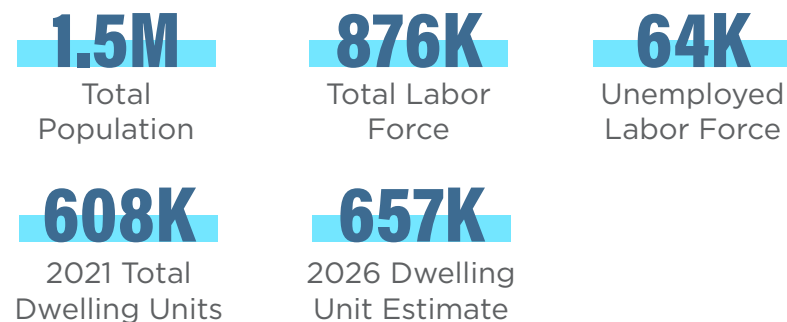
## WITHIN 5 MILES



## WITHIN 10 MILES



## WITHIN 30 MILES



**50,000** dwelling units to be added within **30 min. drive** of Connect 25 over the next **5 years**, bringing an estimated additional **72,000 people** to the labor force and an additional **17,000 blue collar workers**



## Mitch Zatz

+1 303 217 7972

mitch.zatz@jll.com

## Carmon Hicks, SIOR

+1 303 217 7972

carmon.hicks@jll.com

## Jason White

+1 303 390 5200

jason.white@jll.com

## Patrick McGettigan

+1 303 217 7956

patrick.mcgettigan@jll.com

scan to visit [connect25denver.com](https://connect25denver.com)



GID  
INDUSTRIAL



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