

FOR LEASE

Owned and Operated by  **LINK**

NORTH CENTRAL LOGISTICS CENTER

7450 Clayton Street, Denver, CO 80229

±102,830 SF



**PROMOTIONAL RATE:
\$7.50/SF NNN FOR
THE FIRST YEAR!**

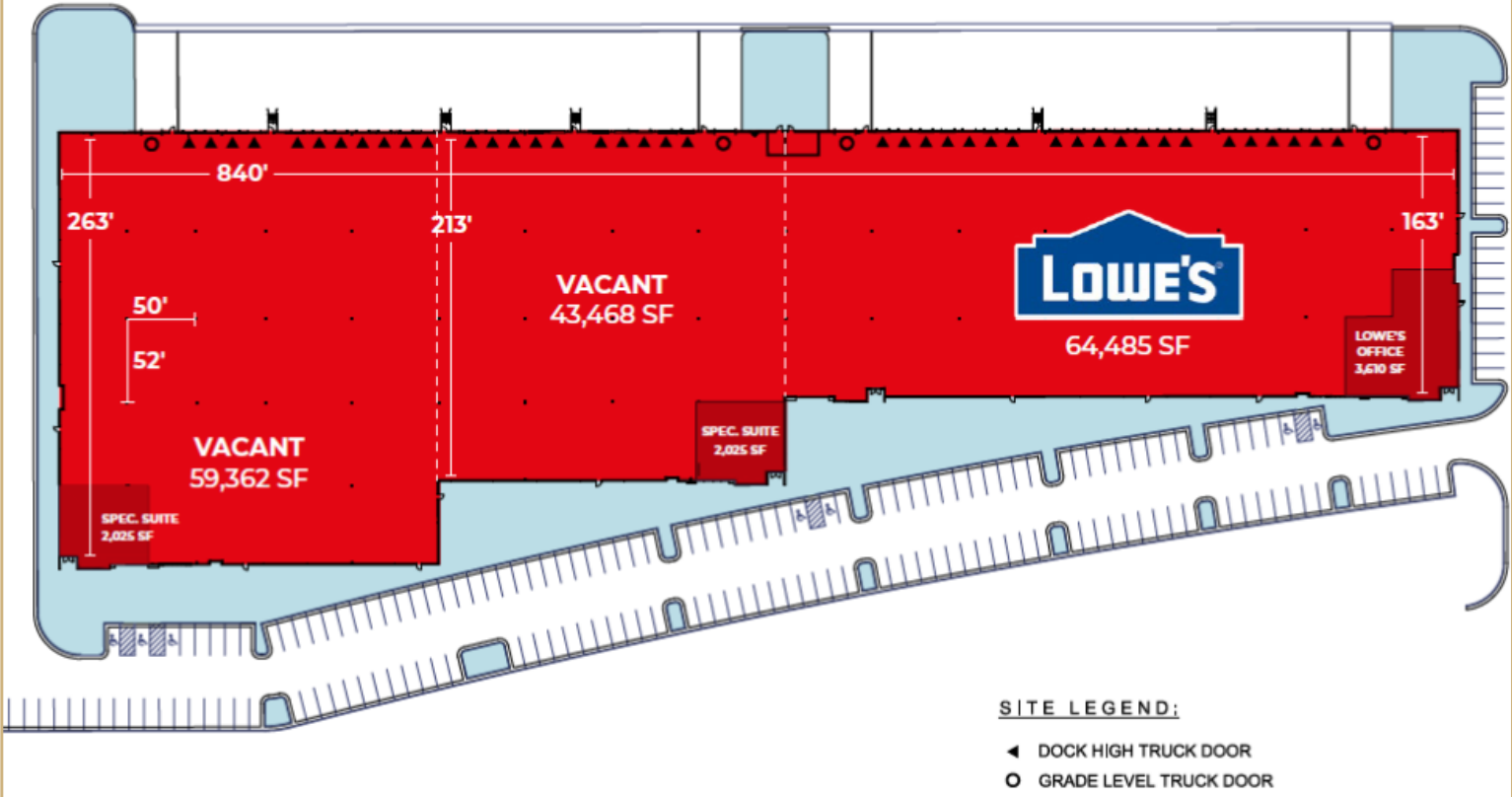
**LEASING INFO
& CONTACT**

Carmon Hicks, SIOR Senior Managing Director (720) 229 1469 / carmon.hicks@jll.com
Jason White Managing Director (720) 935 2168 / jason.white@jll.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

DESCRIPTION



BUILDING FEATURES

Building SF:	167,794	Occupancy:	Immediate
Available:	102,830	Power:	Xcel Energy / 3,000A/480V per building
Loading:	21 dock high (2 drive-in)	Fiber:	Comcast / Century Link
Parking:	111 (1.08/1,000 SF)	Water:	Denver Water (North Washington)
Square Footage:	3 buildings w/ ±641,081 combined SF	Sewer:	North Washington
Clear Height:	±32'	Tax Incentives:	Located within Adams County Enterprise Zone and Colorado Opportunity Zone.
Column Spacing:	52'x50'		
Sprinkler:	ESFR fire sprinkler system		
Mill Levy:	104.801p		



- <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

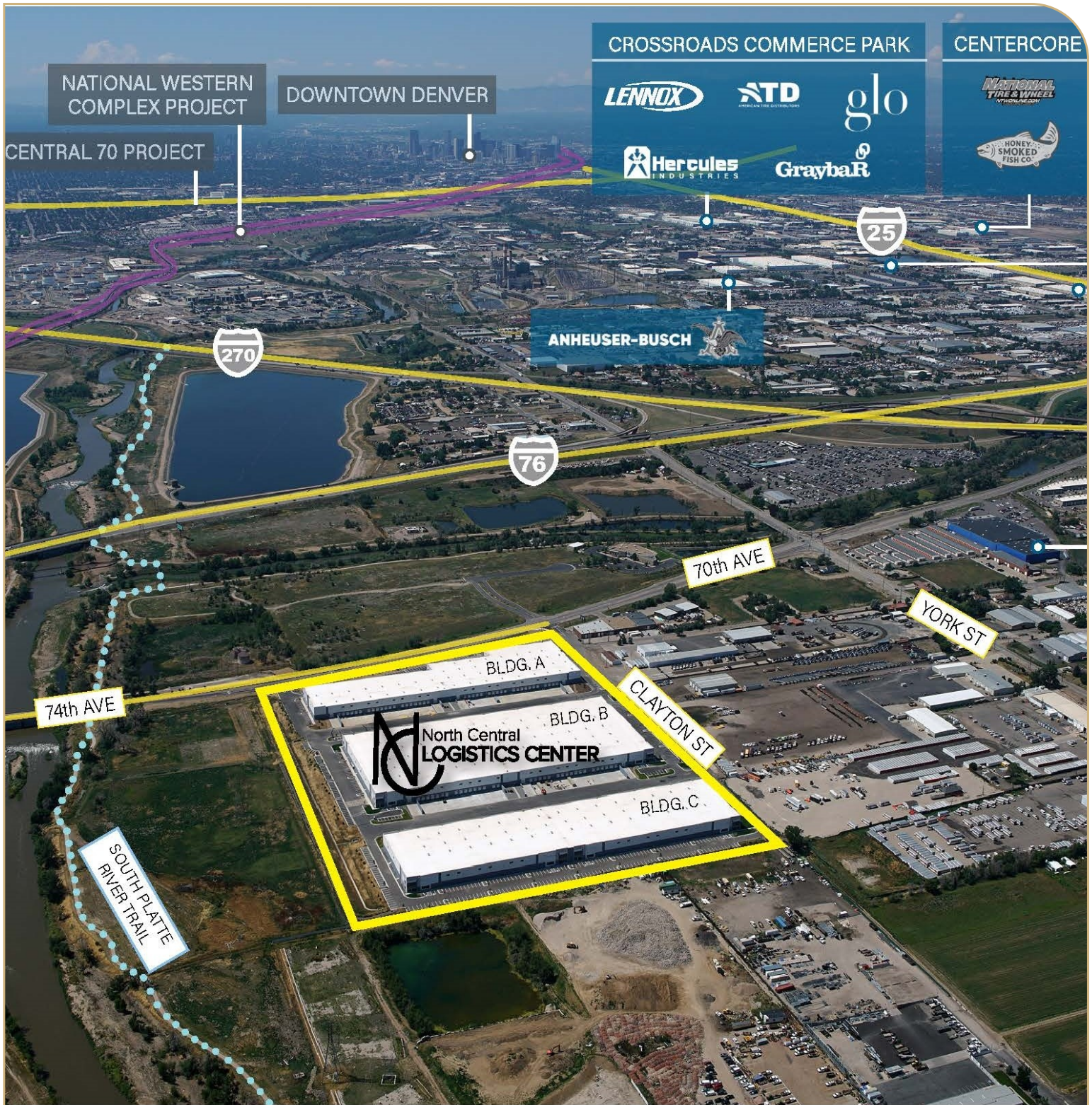


- 3 minutes to RTD N-Line
- 23 minutes to Denver International Airport



- 10 minutes to Downtown Denver
- 30 minutes to Boulder





BROKER CONTACTS:

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