

NORTHWEST

COMMERCE CENTER

SIMMS ST & W 120TH AVE
BROOMFIELD, CO

2 CLASS A INDUSTRIAL BUILDINGS TOTALING 343,800 SF
WAREHOUSE | DISTRIBUTION | MANUFACTURING | R&D



PGIM REAL ESTATE



PARK OVERVIEW

Delivering Q2 2025!

Welcome to Northwest Commerce Center, a Class A Spec Industrial property for lease located in Denver's supply constrained Northwest submarket.

This 343,800 SF facility offers flexible space for warehousing, manufacturing, distribution and R&D. With 32' clear heights, heavy power and trailer parking this space caters to a wide range of tenants. Located in the sought-after Northwest Denver Industrial submarket, with proximity to major transportation routes, including Hwy 128, US 36 and the Northwest Parkway, the property provides excellent access to the entire metro area.



BUILDING SF
Building 1: 220,500 SF
Building 2: 123,300 SF



STRATEGICALLY LOCATED
In between Boulder and Denver



TALLEST CLEAR HEIGHT
AVAILABLE IN NW SUBMARKET
32'



TRAILER PARKING
22 stalls



ULTIMATE ACCESS
Just 3 minutes to US 36



IDEAL FOR
Warehousing, manufacturing, distribution and R&D



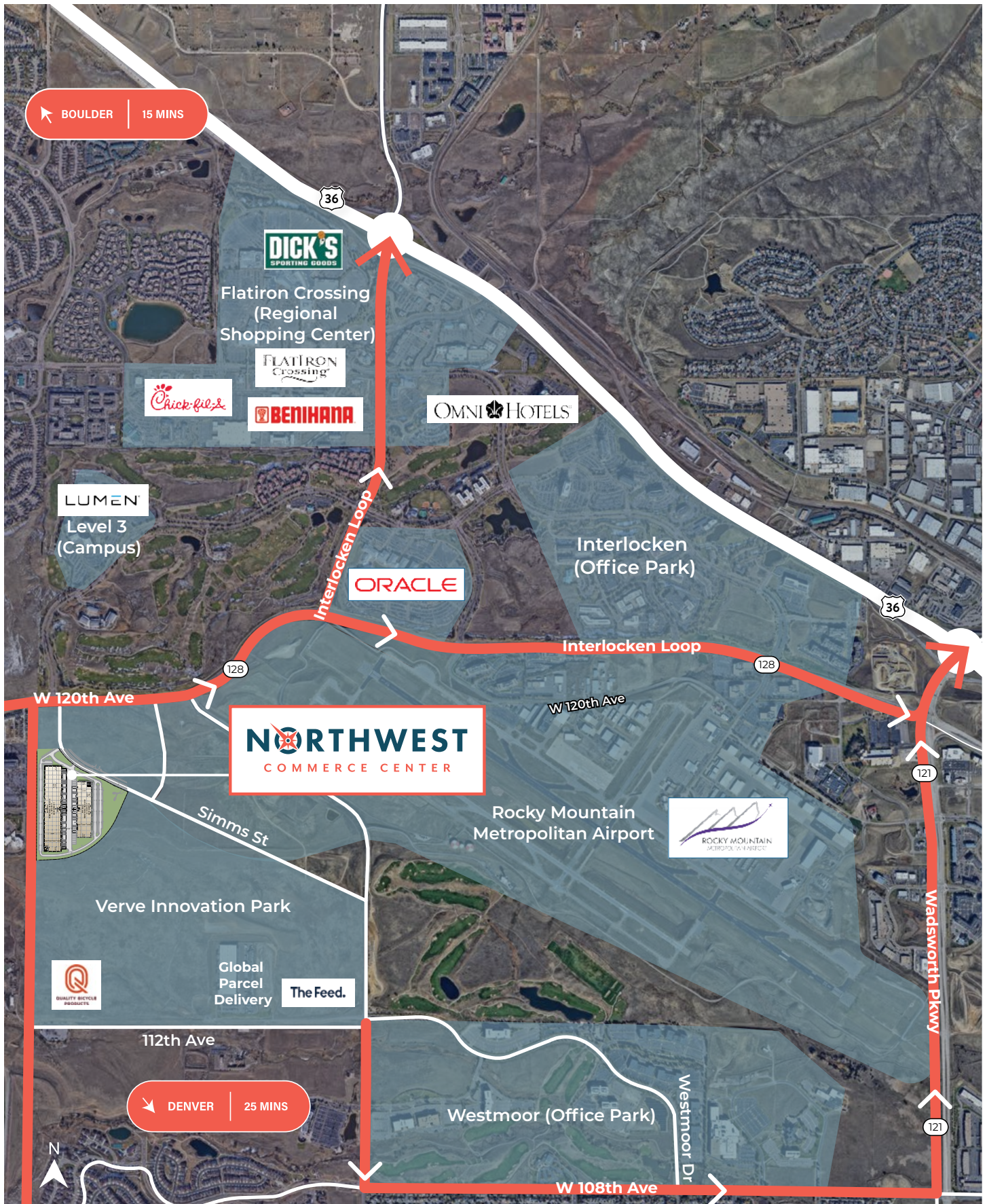
LOADING
68 dock doors
8 drive ins



POWER
4000 amps per building



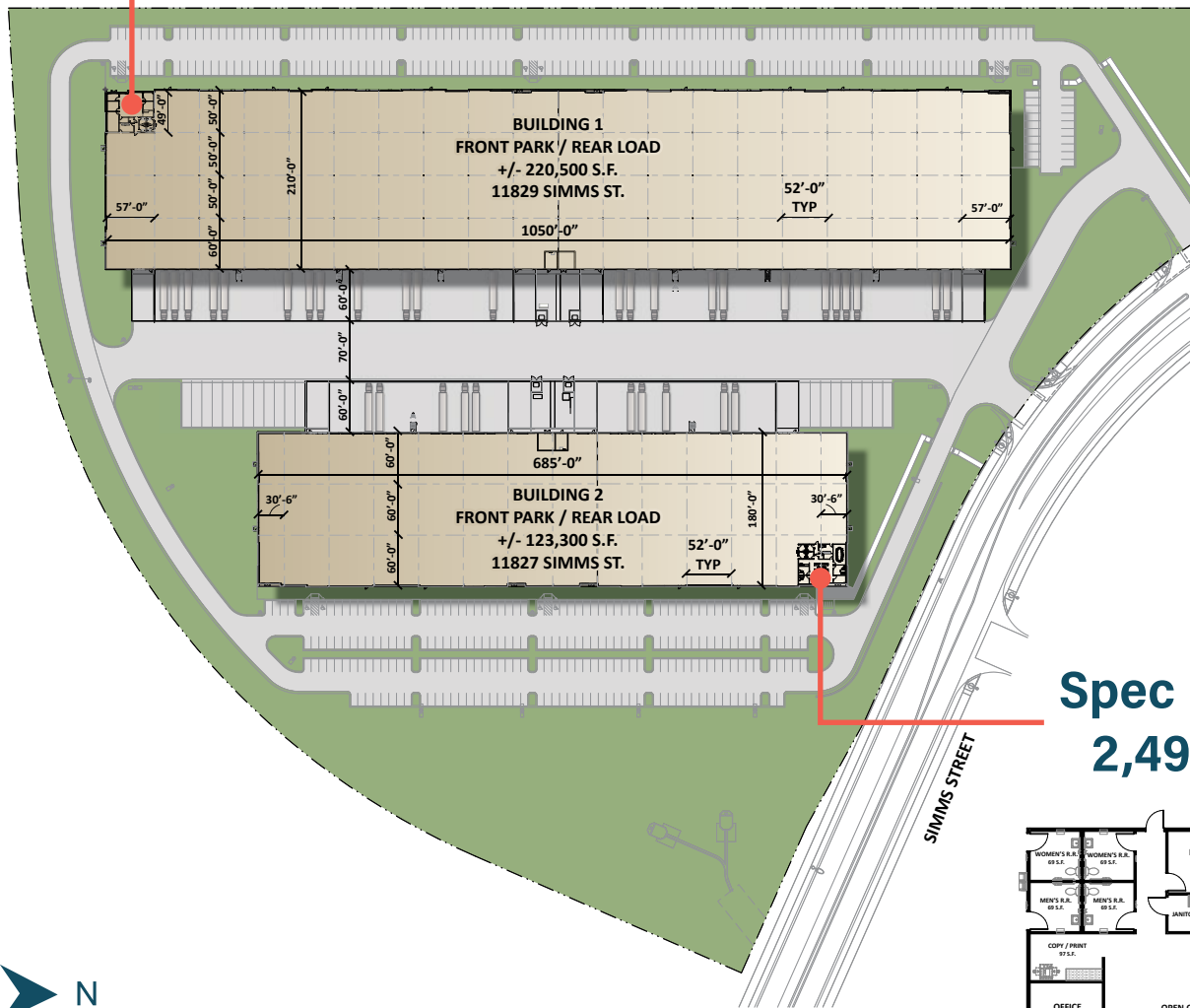
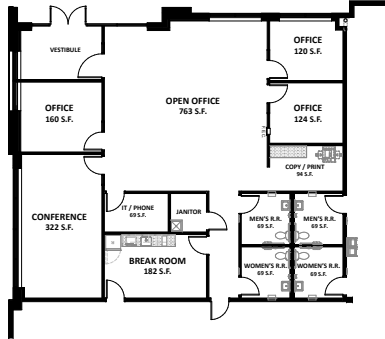
DELIVERING
Q2 2025



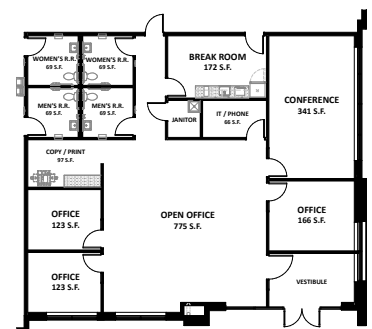
BUILDING SPECS

| | Building 1 | Building 2 |
|---------------------|-----------------------------------|-----------------------------------|
| Building Size | 220,500 SF | 123,300 SF |
| Spec Office | 2,461 SF | 2,496 SF |
| Clear Height | 32' | 32' |
| Truck Courts | 190' shared truck court | 190' shared truck court |
| Load Type | Rear load | Rear load |
| Dock High Doors | 44 | 24 |
| Drive-in Doors | 4 (12'x14') | 4 (12'x14') |
| Depth | 210' | 180' |
| Column Spacing | 52'x50' | 52'x60' |
| Auto Parking Ratio | 1.4/1000 w/ expansion capability | 1.4/1000 w/ expansion capability |
| Trailer Parks | 22 stalls in common | 22 stalls in common |
| Fire Protection | ESFR | ESFR |
| Floor | 6" reinforced | 6" reinforced |
| Electrical Capacity | 4000A/480V (expandable to 8000A) | 4000A/480V (expandable to 8000A) |
| Roof | 60 Mil TPO (reinforced for solar) | 60 Mil TPO (reinforced for solar) |
| Water Tap | 2" | 2" |

Spec Office
2,461 SF



Spec Office
2,496 SF



LOCATION & ACCESS

The site offers several amenities within a 10-mile radius:

 **1120**

Bars & Restaurants

 **2**

Stadiums/Athletic Fields

 **2372**

Retail Centers

 **106**

Hotels

 **151**

Fitness Centers

Area Demographics

| | 5 miles | 10 miles |
|--------------------|-----------|-----------|
| 2023 Workforce | 69,247 | 365,980 |
| 2023 Population | 118,850 | 652,900 |
| Average Home Value | \$634,157 | \$618,397 |

Drive Times

Boulder | 15 minutes

Downtown Denver | 25 minutes

DIA | 35 minutes



Strategically located in the Verve Innovation Park, next to Rocky Mountain Metropolitan Airport and Interlocken Business Park



The site has convenient access to US 36, SH 93, SH 121, SH 128 and E-470



Northwest Commerce Center is located in a Foreign Trade Zone (FTZ) [MORE INFO](#)





NORTHWEST COMMERCE CENTER

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