

ASCENTCOMMERCECENTER.COM

Ascent Commerce Center

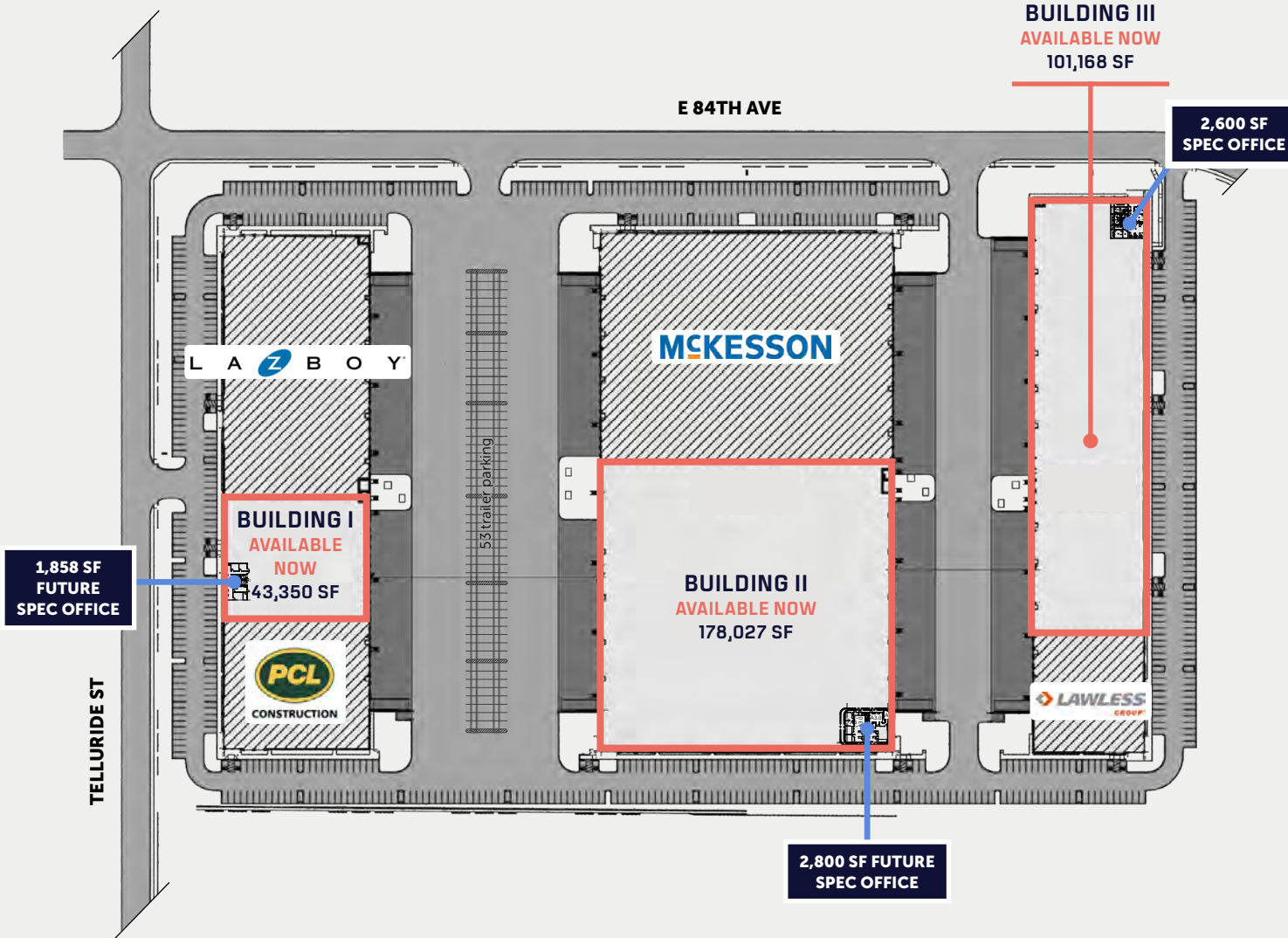
**33-ACRE PARK LOCATED IN COMMERCE CITY, CO
CLASS A NEW CONSTRUCTION IN NEXUS AT DIA**

16,640 - 178,027 SF spaces available now



AMBROSE

 CUSHMAN &
WAKEFIELD



Building I

AVAILABLE NOW

43,350 SF AVAILABLE

Available for Immediate Fixturing

Building II

AVAILABLE NOW

178,027 SF AVAILABLE

Available for Immediate Fixturing

Building III

AVAILABLE NOW

101,168 SF AVAILABLE

Available for Immediate Occupancy

WATER & SEWER

South Adams County

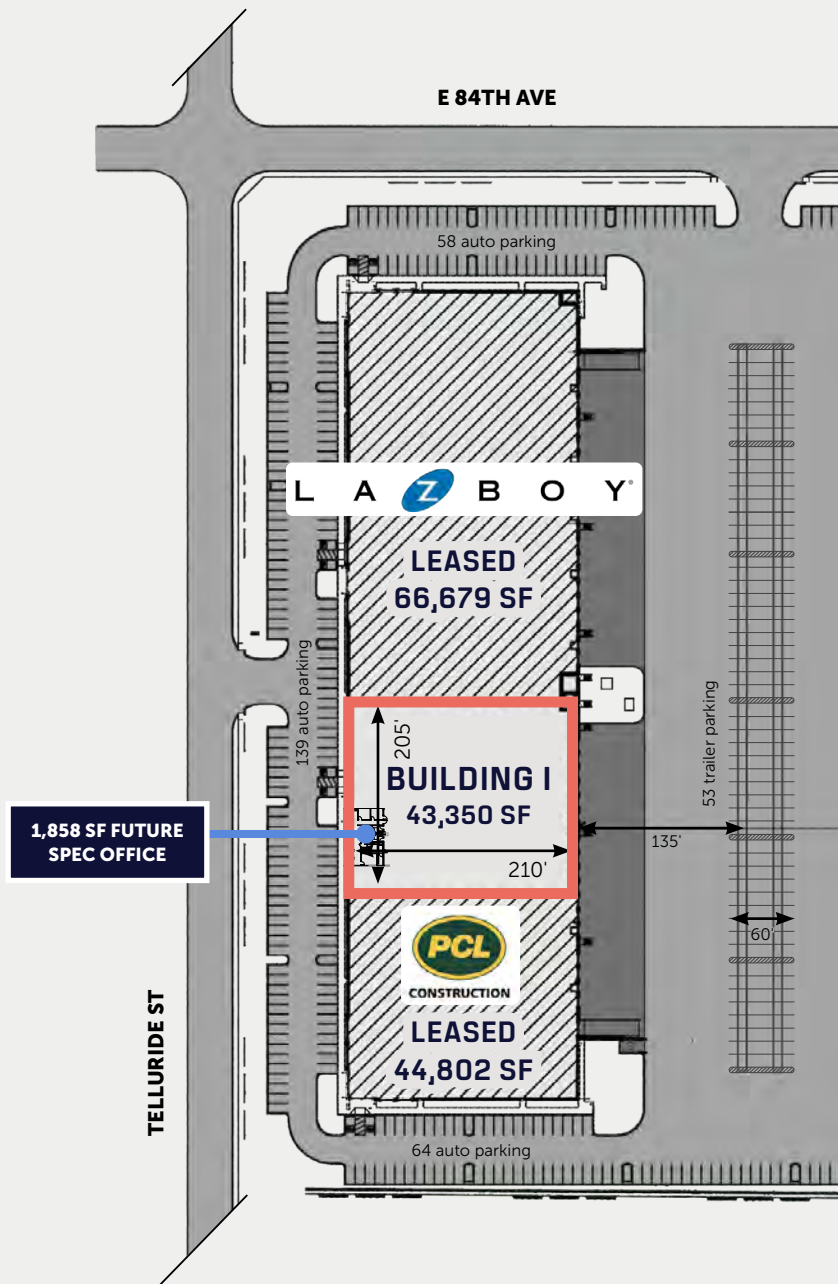
ELECTRIC

United Power

GAS

Xcel Energy

AVAILABLE NOW

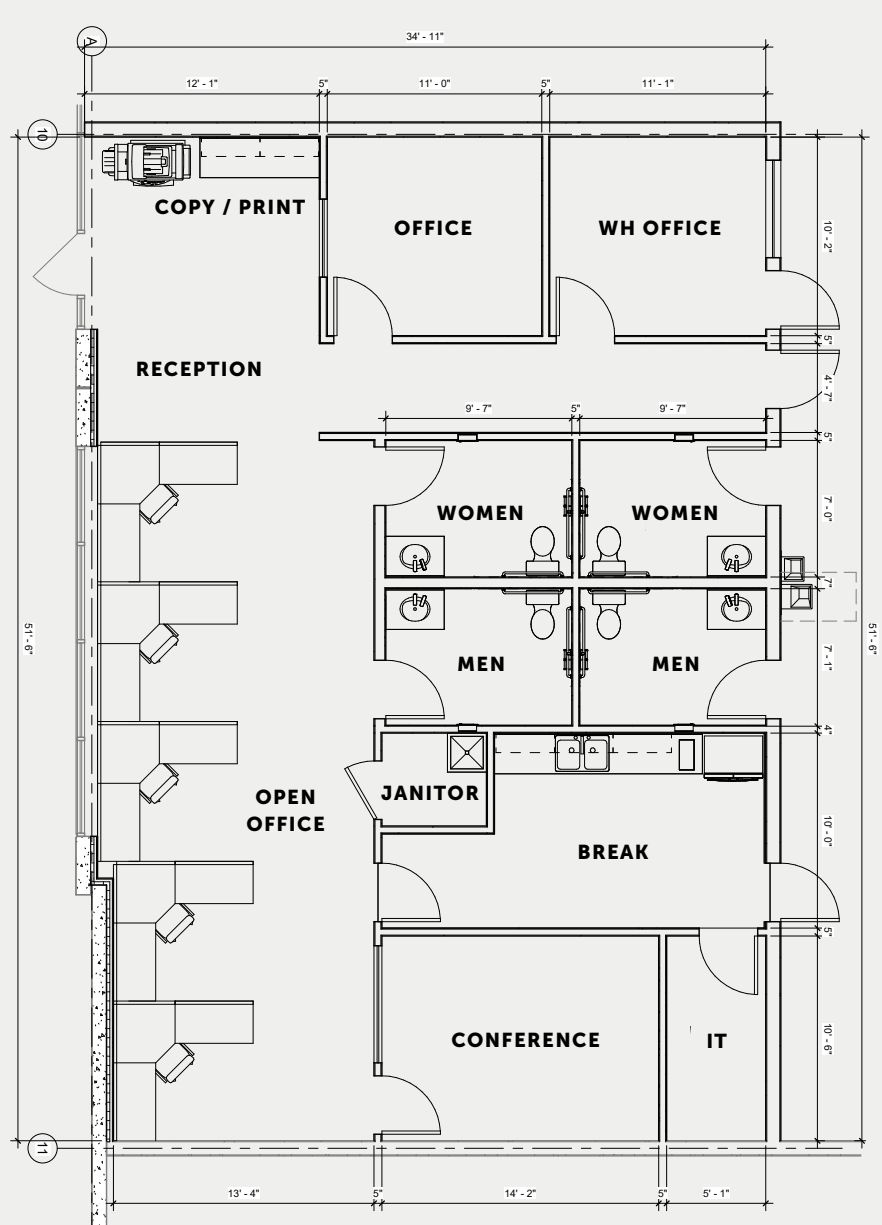


43,350 SF AVAILABLE

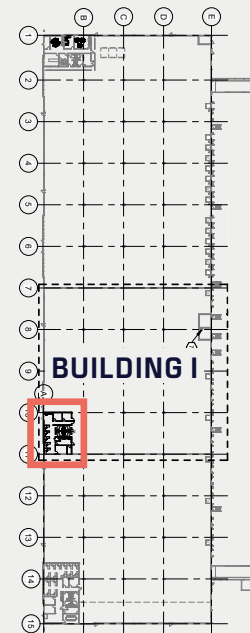
- 76 auto parking available
- up to 53 trailer parking available
- 32' clear height
- 10 docks (3 levelers)
- 6" thick reinforced concrete slab
- 2,500-amp 480/277v power service
- ESFR sprinkler system



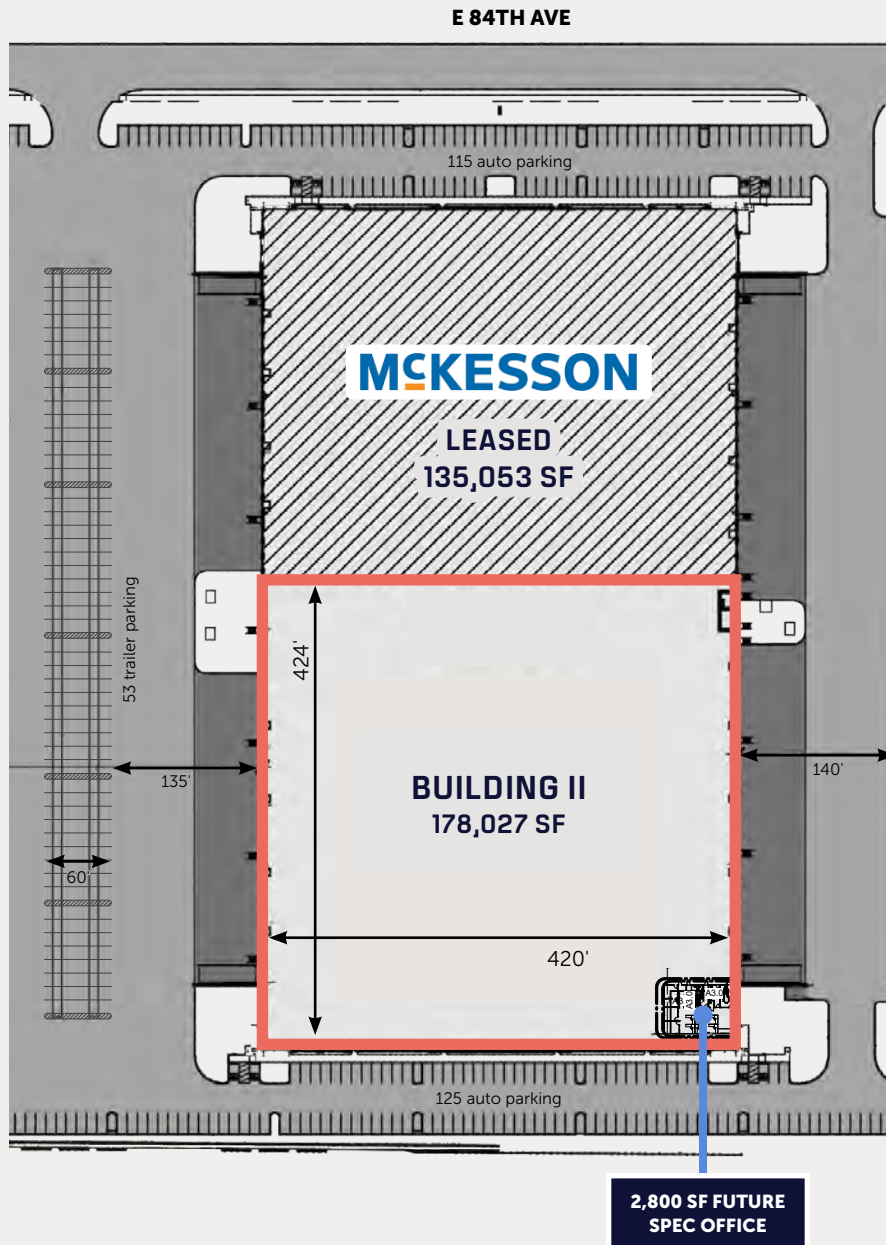
SPECULATIVE OFFICE AREA













1,858 SF
office area



AVAILABLE NOW



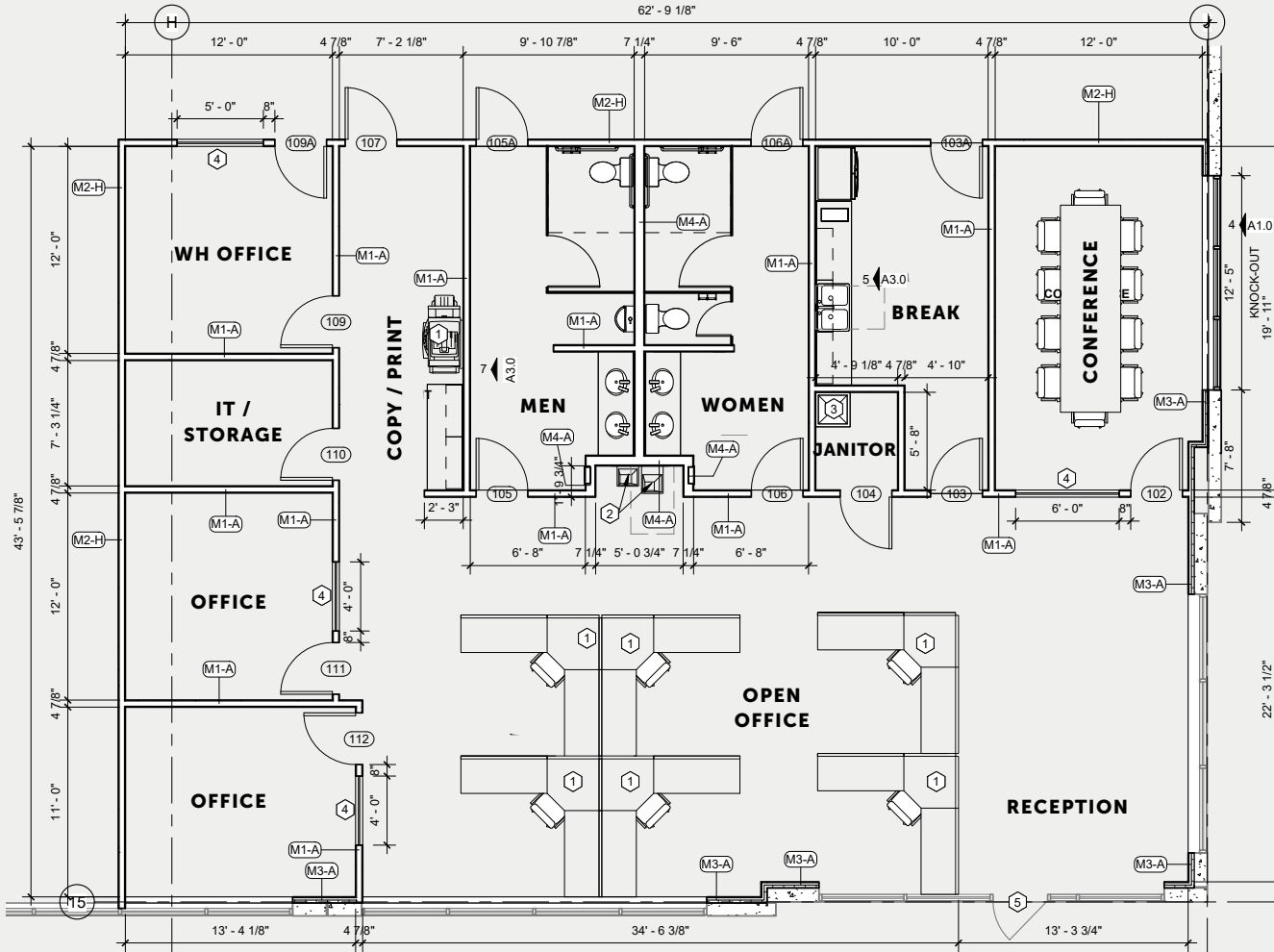
178,027 SF AVAILABLE

-  89,000 SF min. divisibility
-  137 auto parking available
-  up to 53 trailer parking available
-  36' clear height
-  37 docks (9 levelers)
-  2 drive-in doors (12'x14')
-  50'x52' column spacing (60' speed bay)
-  7" thick reinforced concrete slab
-  4,000-amp 480/277v power service
-  ESFR sprinkler system

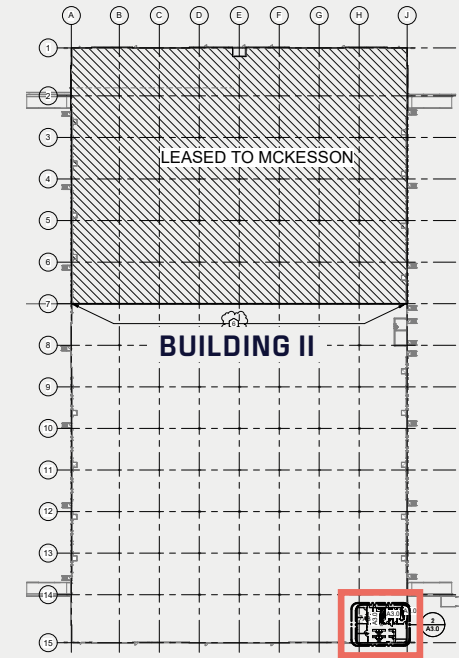




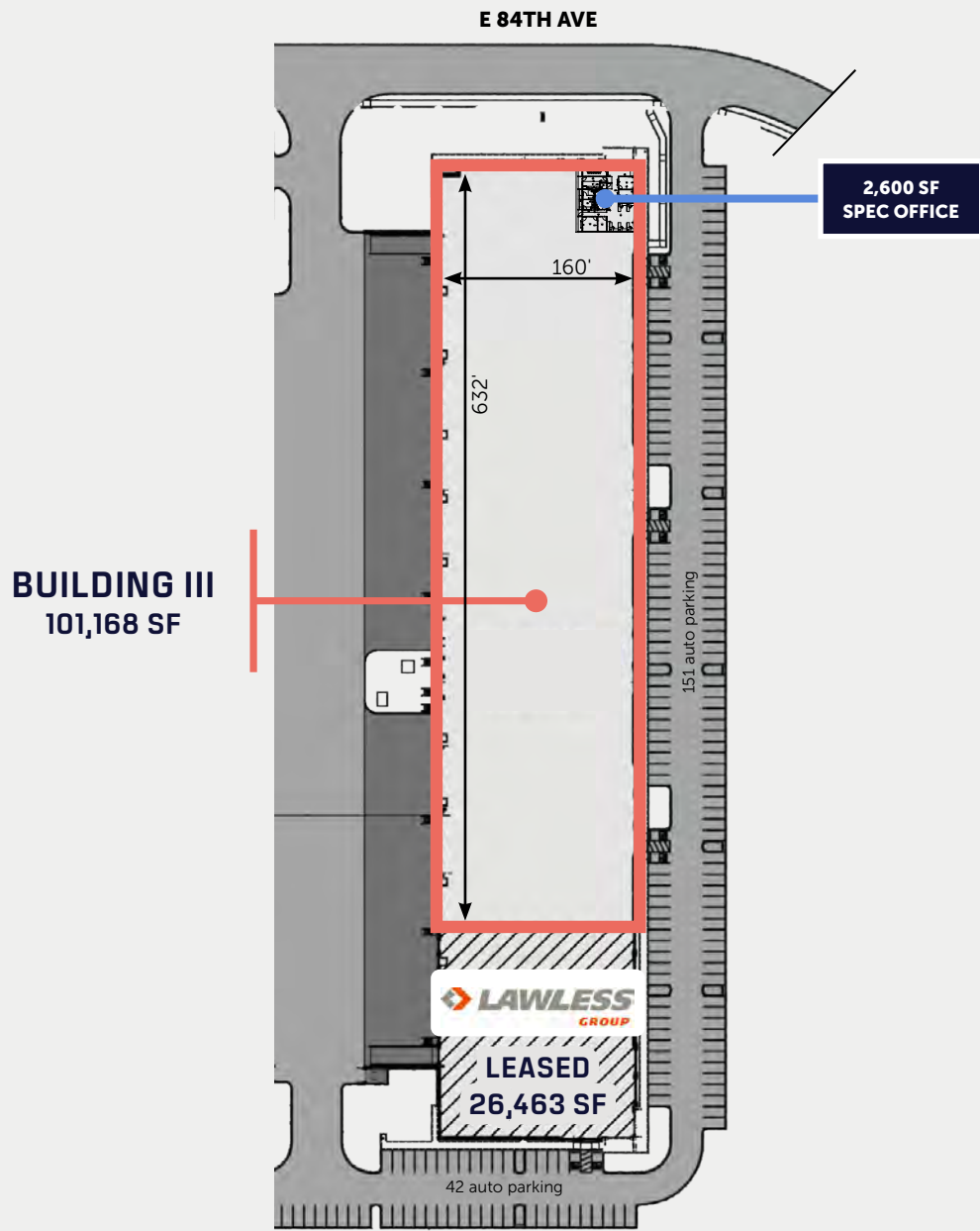
SPECULATIVE OFFICE AREA













2,800 SF
office area



AVAILABLE NOW

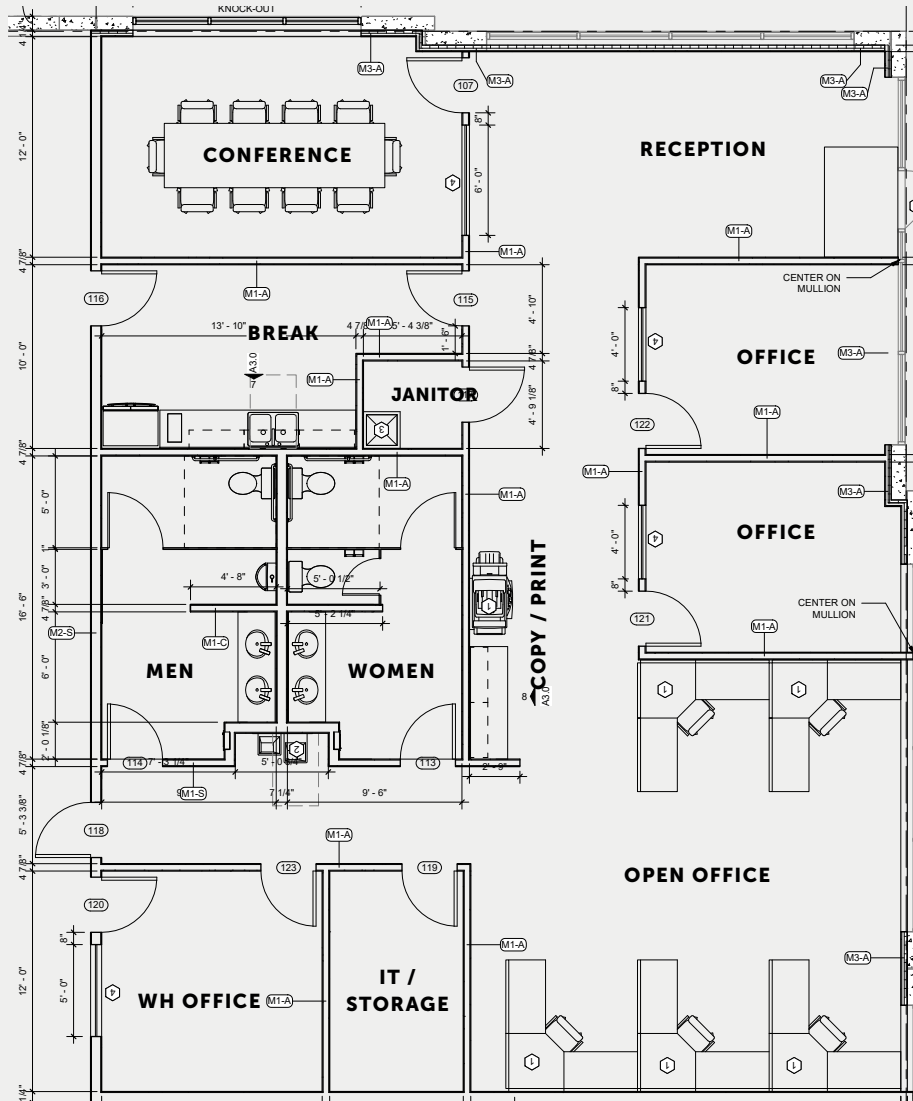


101,168 SF AVAILABLE

-  16,640 SF min. divisibility
-  2,600 SF office space
-  158 auto parking available
-  32' clear height
-  33 docks (9 levelers)
-  1 drive-in door (12'x14')
-  50'x52' column spacing (60' speed bay)
-  6" thick reinforced concrete slab
-  2,000-amp 480/277v power service
-  ESFR sprinkler system



SPECULATIVE OFFICE AREA



2,600 SF
office area





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