ASCENTCOMMERCECENTER.COM

Ascent Commerce Center

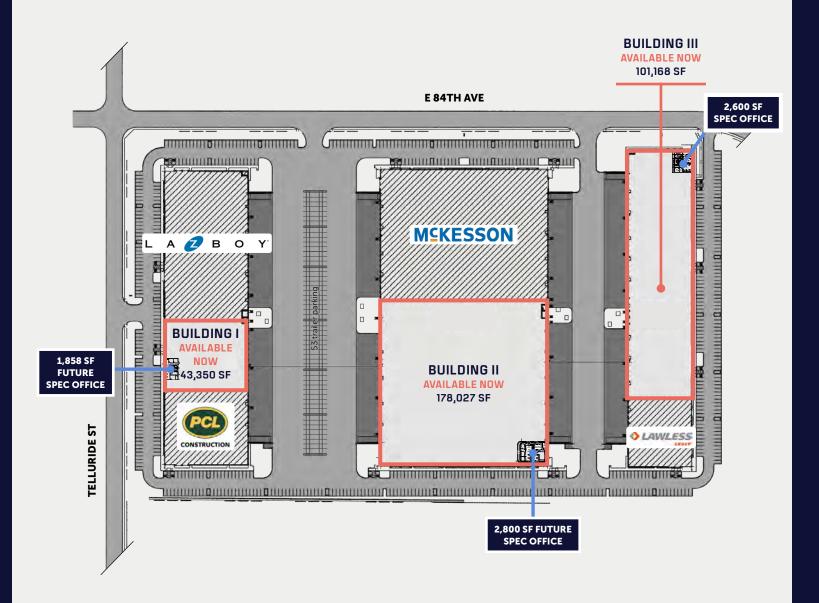
33-ACRE PARK LOCATED IN COMMERCE CITY, CO CLASS A NEW CONSTRUCTION IN NEXUS AT DIA

16,640 - 178,027 SF spaces available now









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

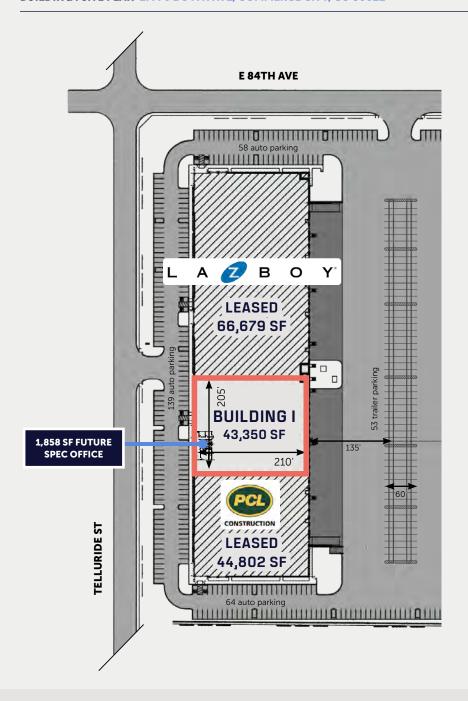
ELECTRIC

United Power

GAS

Xcel Energy





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

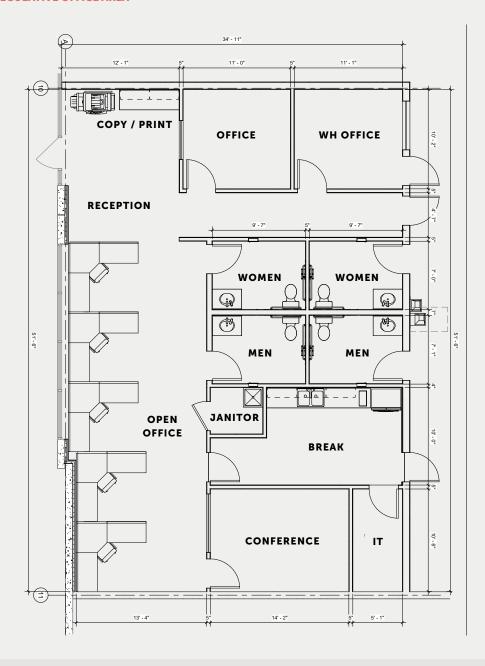


ESFR sprinkler system





SPECULATIVE OFFICE AREA

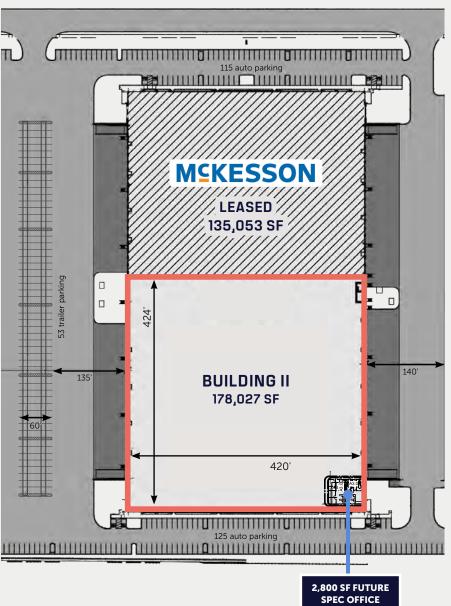


1,858 SF office area





E 84TH AVE



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

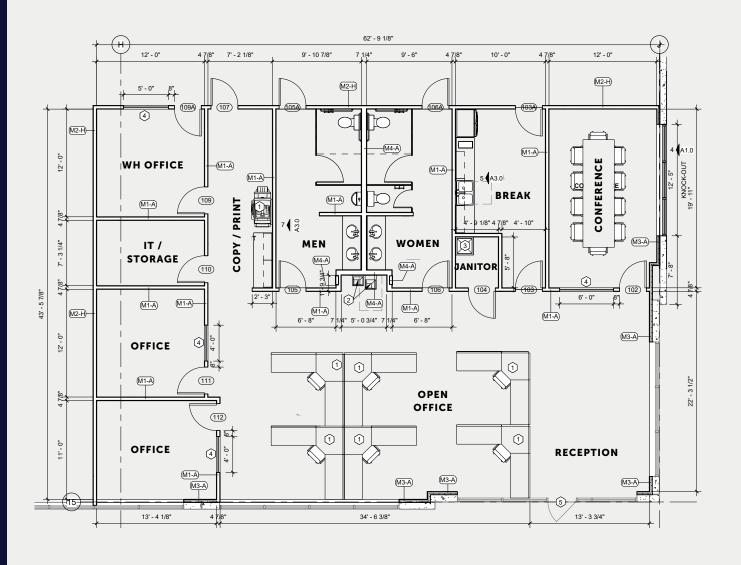


ESFR sprinkler system

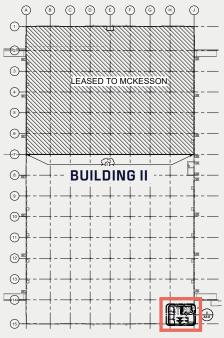




SPECULATIVE OFFICE AREA



2,800 SF office area



AVAILABLE NOW

E 84TH AVE 2,600 SF SPEC OFFICE 151 auto parking 160' **BUILDING III** 101,168 SF _ **1**

101,168 SF AVAILABLE



16,640 SF min. divisibility



2,600 SF office space



25 158 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

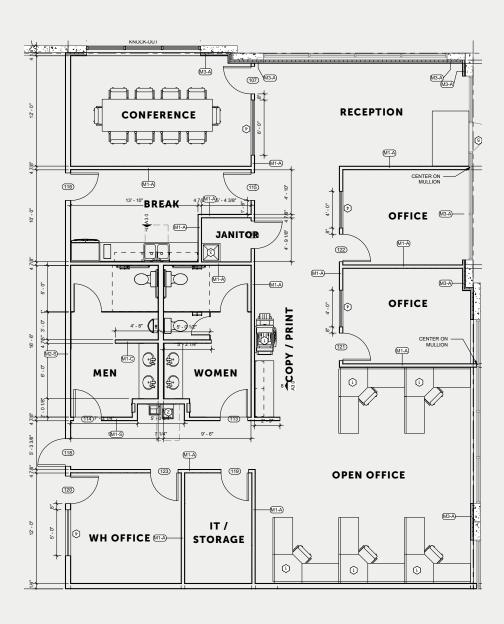


ESFR sprinkler system





SPECULATIVE OFFICE AREA



2,600 SF office area





ACCESS & LABOR

Ascent Commerce Center is a Class A industrial and logistics park comprised of **three buildings**. Strategically located within Nexus at DIA, the park is just **6.6 miles from the Denver International Airport and 1.5 miles from the E470 interchange**.

- Located in Commerce City, Colorado, Airport Submarket of Denver
- <1 mile to Pena Blvd
- 1.5 miles to E470
- 6.6 miles to Denver International Airport
- 10.5 miles to I-76
- 13 miles to I-225 Corridor
- 19 miles to downtown Denver
- Planned Unit Development (PUD) zoning
- Ideal configuration for bulk distribution and local and regional distribution
- Close proximity to sizeable workforce and public transportation

Buildings available now for immediate occupancy.





Ascent Commerce Center

ASCENTCOMMERCECENTER.COM

PAT WALSH

Senior Vice President, Development, Ambrose pwalsh@ambrosepg.com | 317.258.9561

DAVID DUNBAR

Associate Market Officer, Ambrose ddunbar@ambrosepg.com | 317.331.6100

DREW MCMANUS

Vice Chairman, Cushman & Wakefield drew.mcmanus@cushwake.com ↓ 303.810.8633

BRYAN FRY

Senior Director, Cushman & Wakefield bryan.fry@cushwake.com | 303.312.4221

RYAN SEARLE

Senior Director, Cushman & Wakefield ryan.searle@cushwake.com | 720.260.5859

AMBROSE

