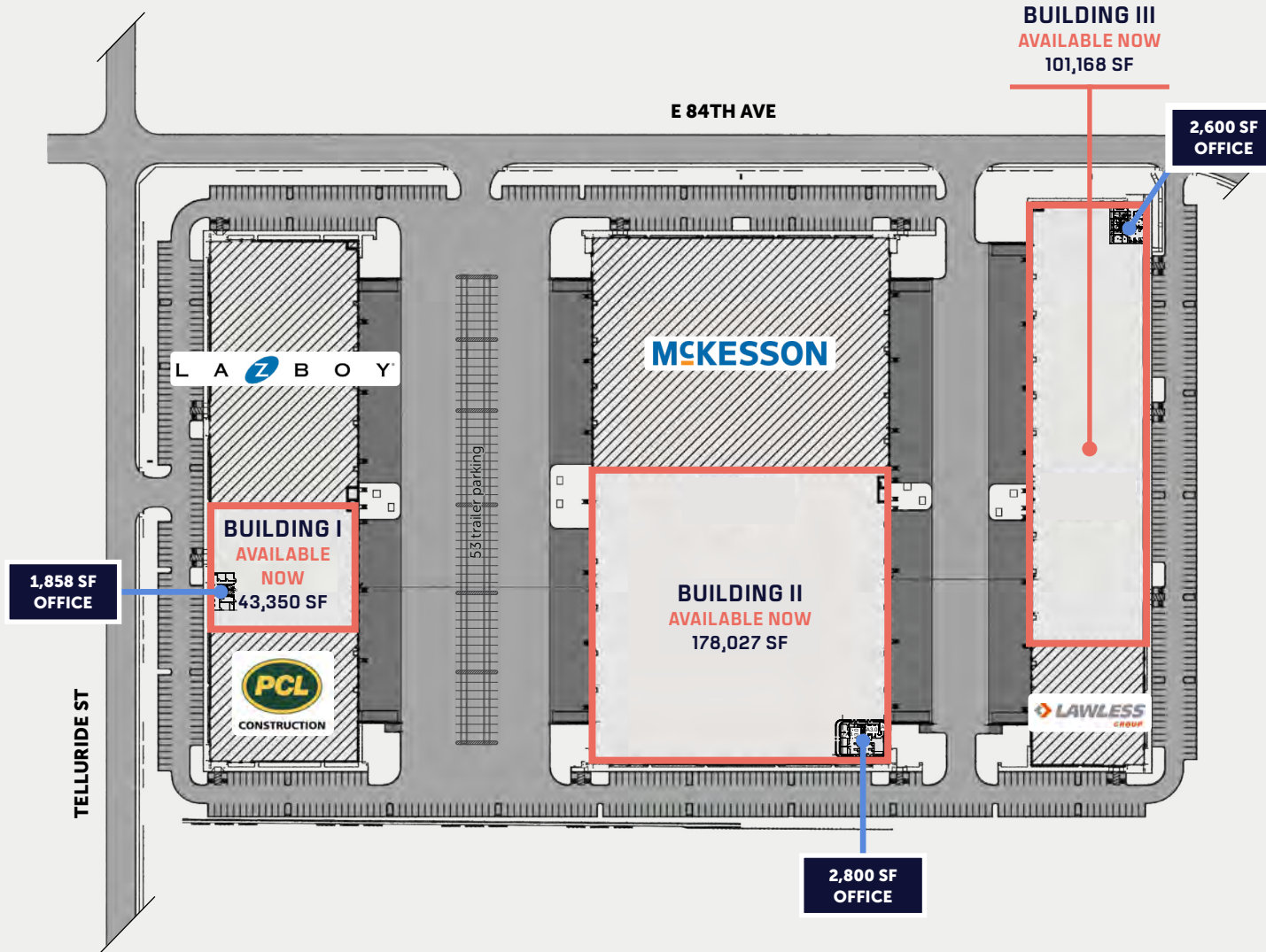


# Ascent Commerce Center

**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

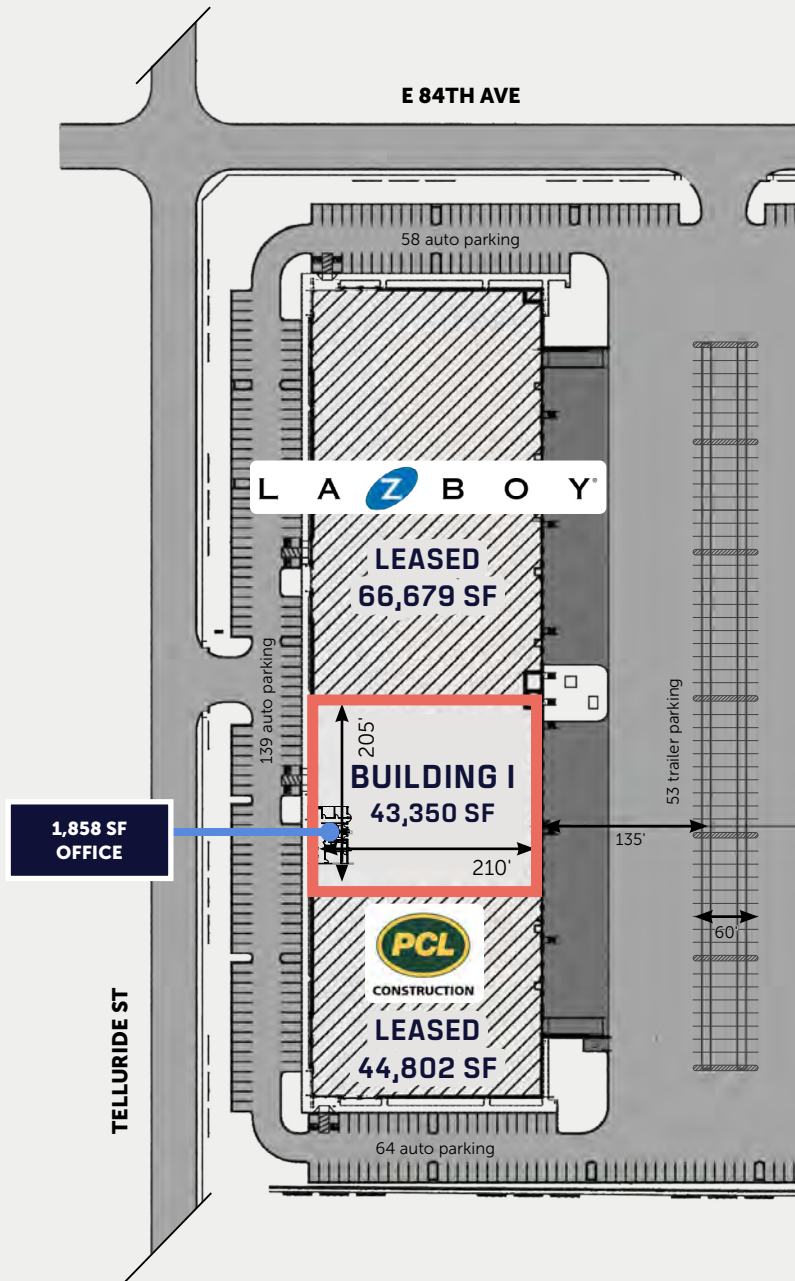
### ELECTRIC

United Power

### GAS

Xcel Energy

AVAILABLE NOW



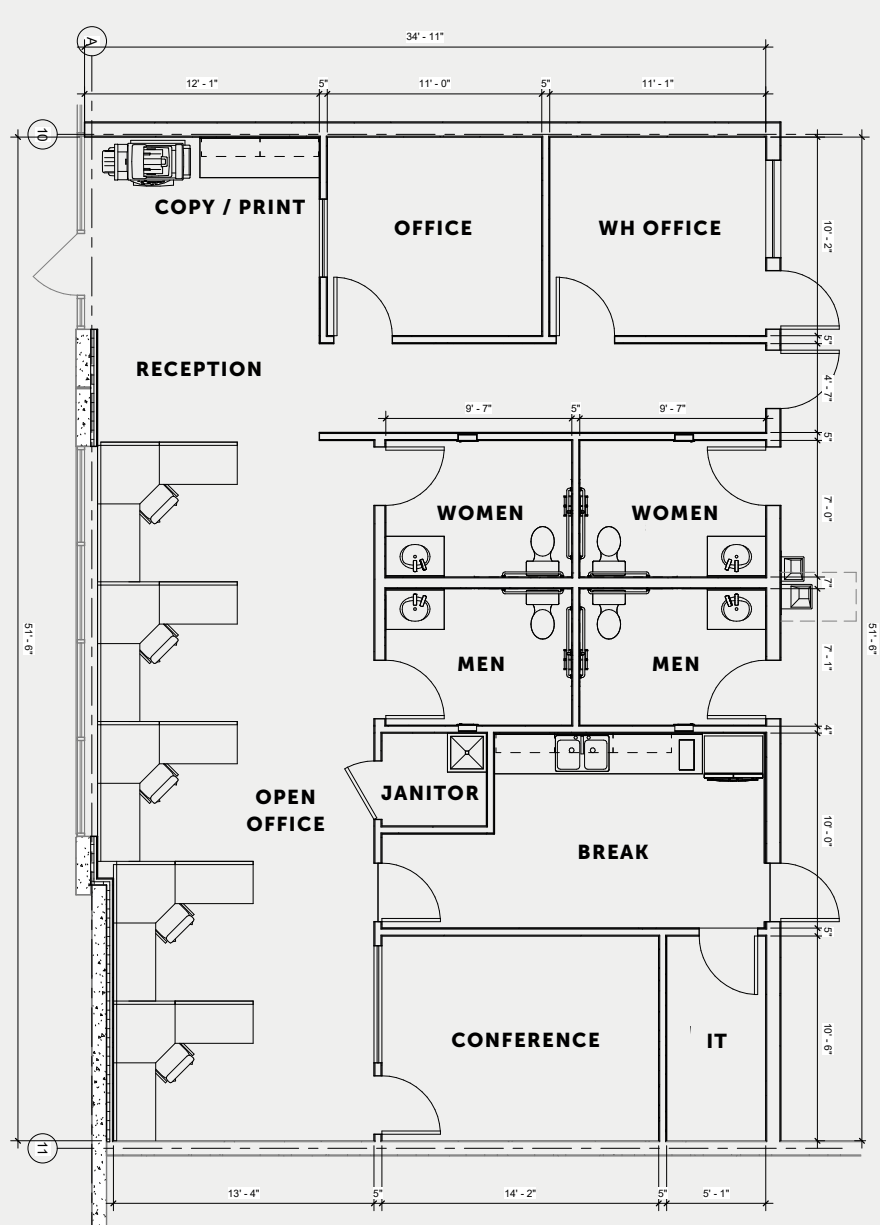
## 43,350 SF AVAILABLE

-  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

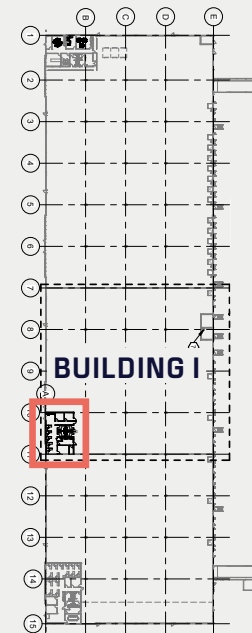




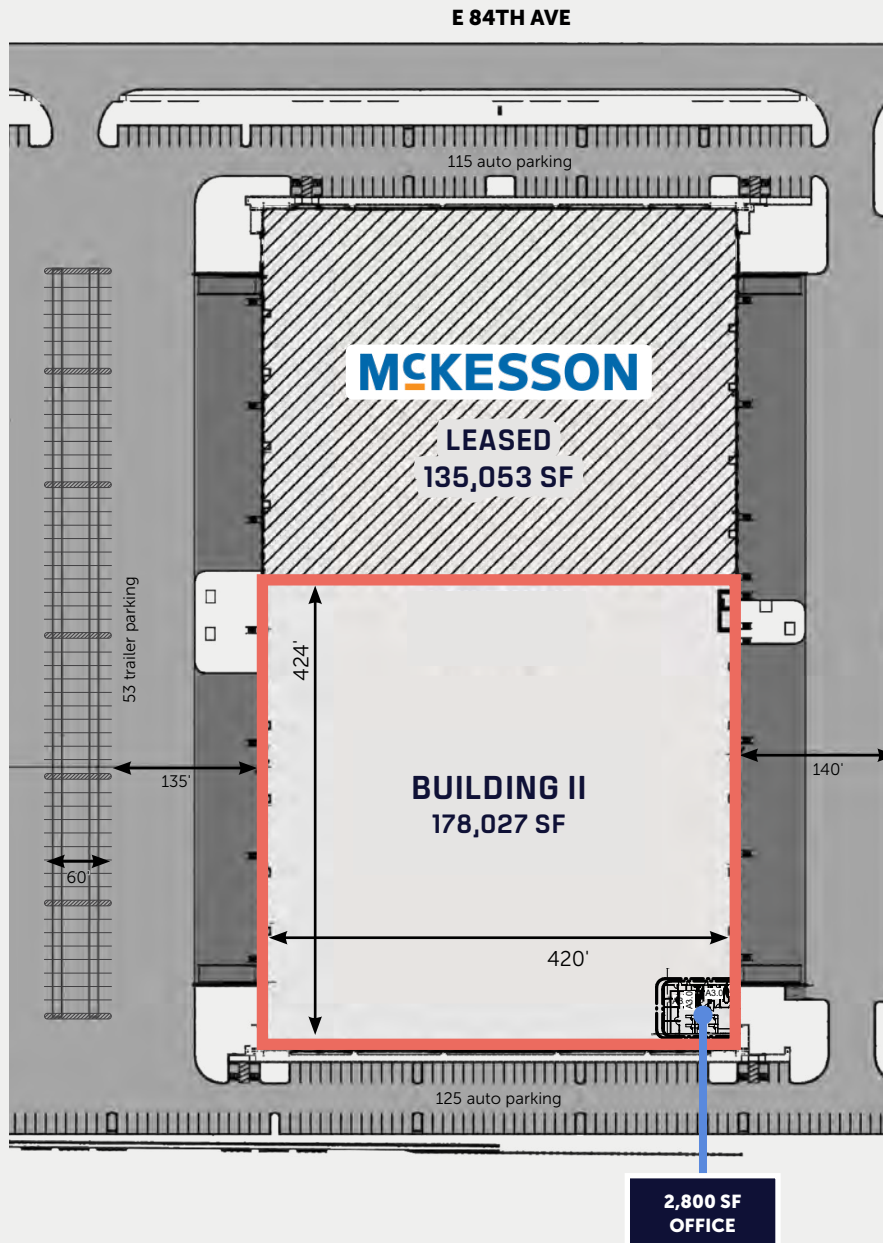
SPECULATIVE OFFICE AREA



1,858 SF  
office area



AVAILABLE NOW

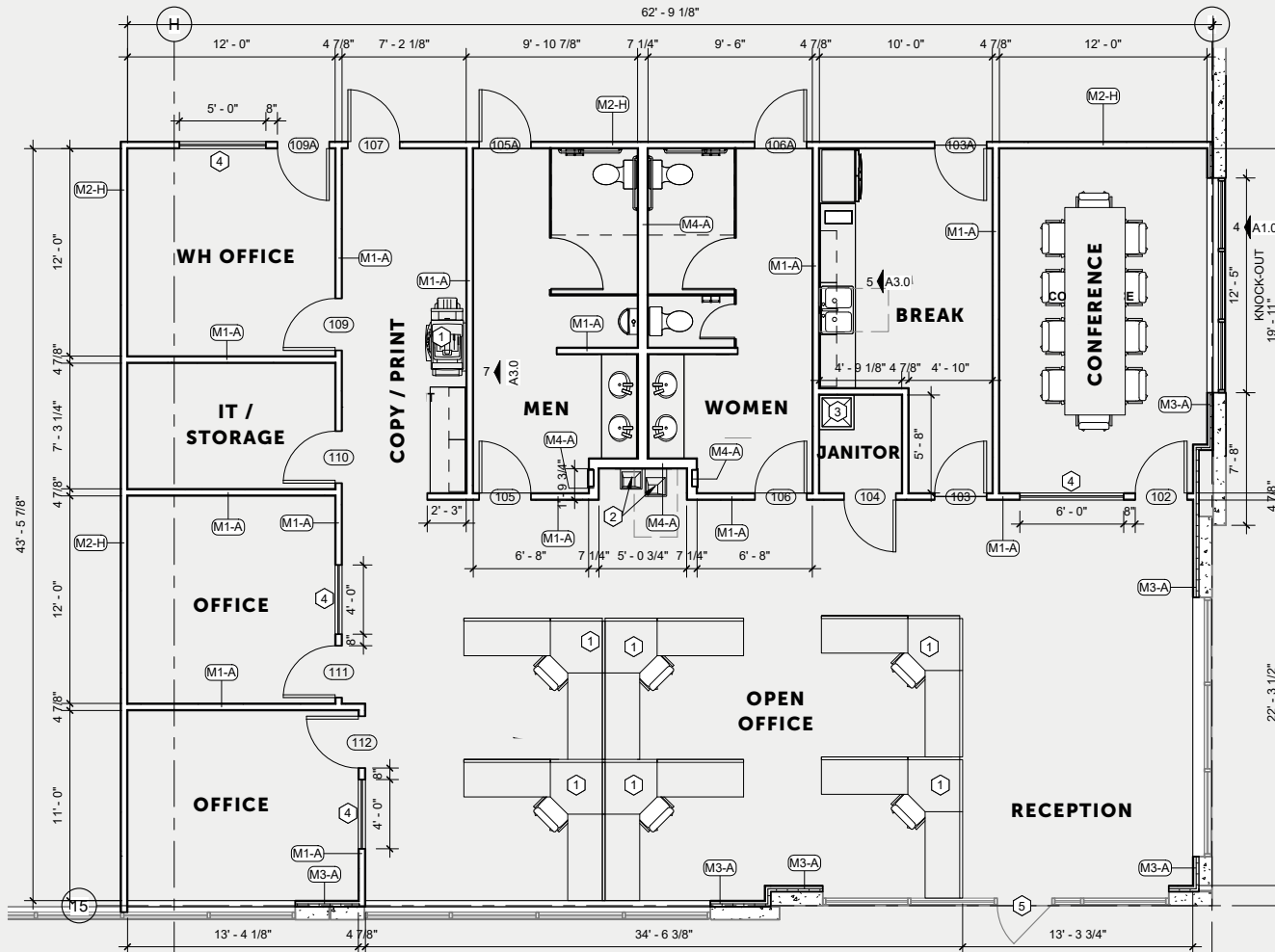
**178,027 SF AVAILABLE**

-  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

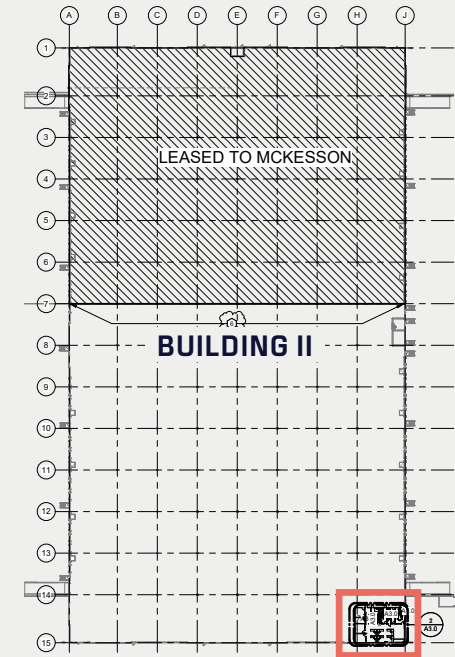




SPECULATIVE OFFICE AREA



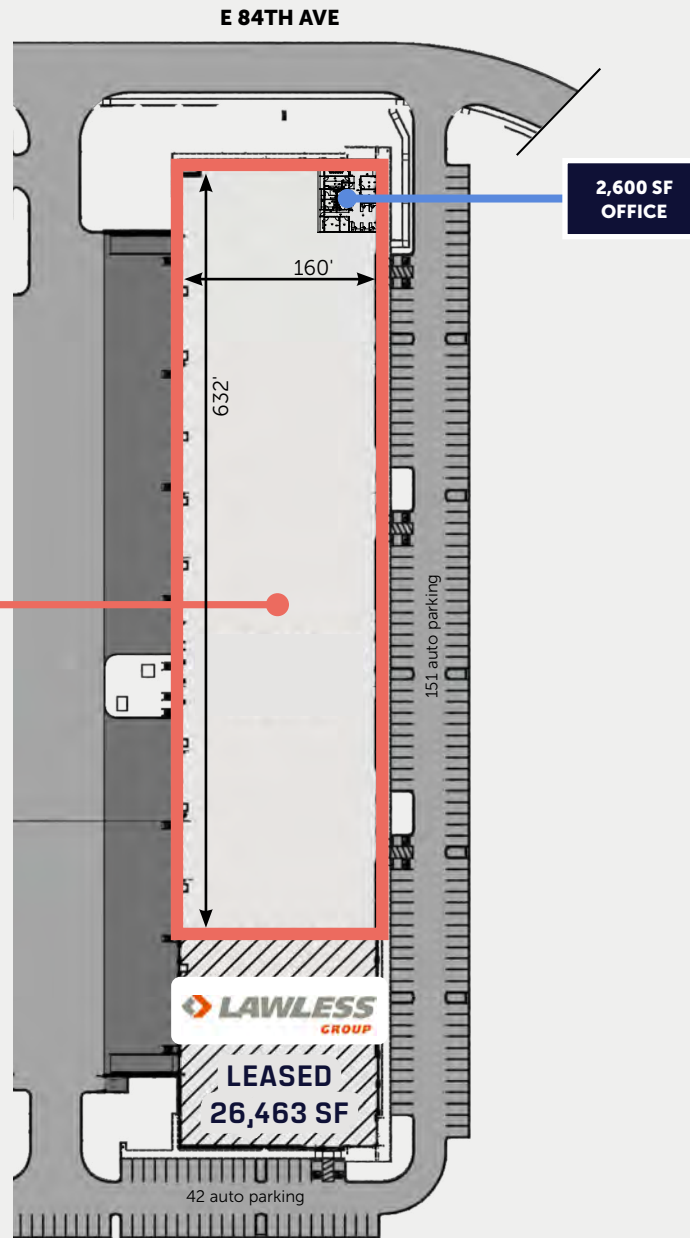
2,800 SF  
office area





AVAILABLE NOW

**BUILDING III**  
101,168 SF



## 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



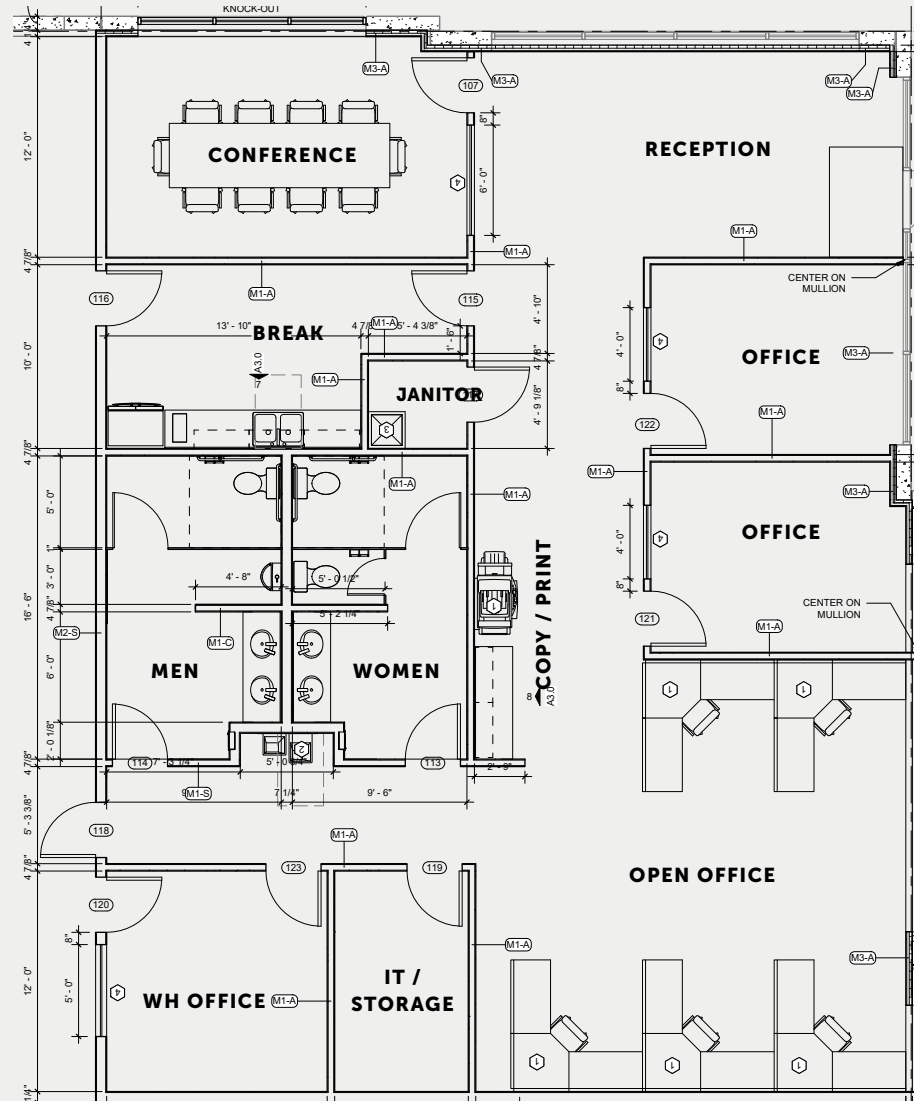
2,000-amp 480/277v power service



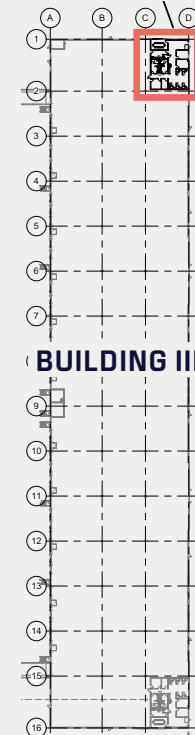
ESFR sprinkler system



## SPECULATIVE OFFICE AREA



2,600 SF  
office area





## 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](http://ASCENTCOMMERCECENTER.COM)

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**AMBROSE**

**CUSHMAN &  
WAKEFIELD**