

# Ascent Commerce Center

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

**16,640 - 101,168 SF spaces available now**

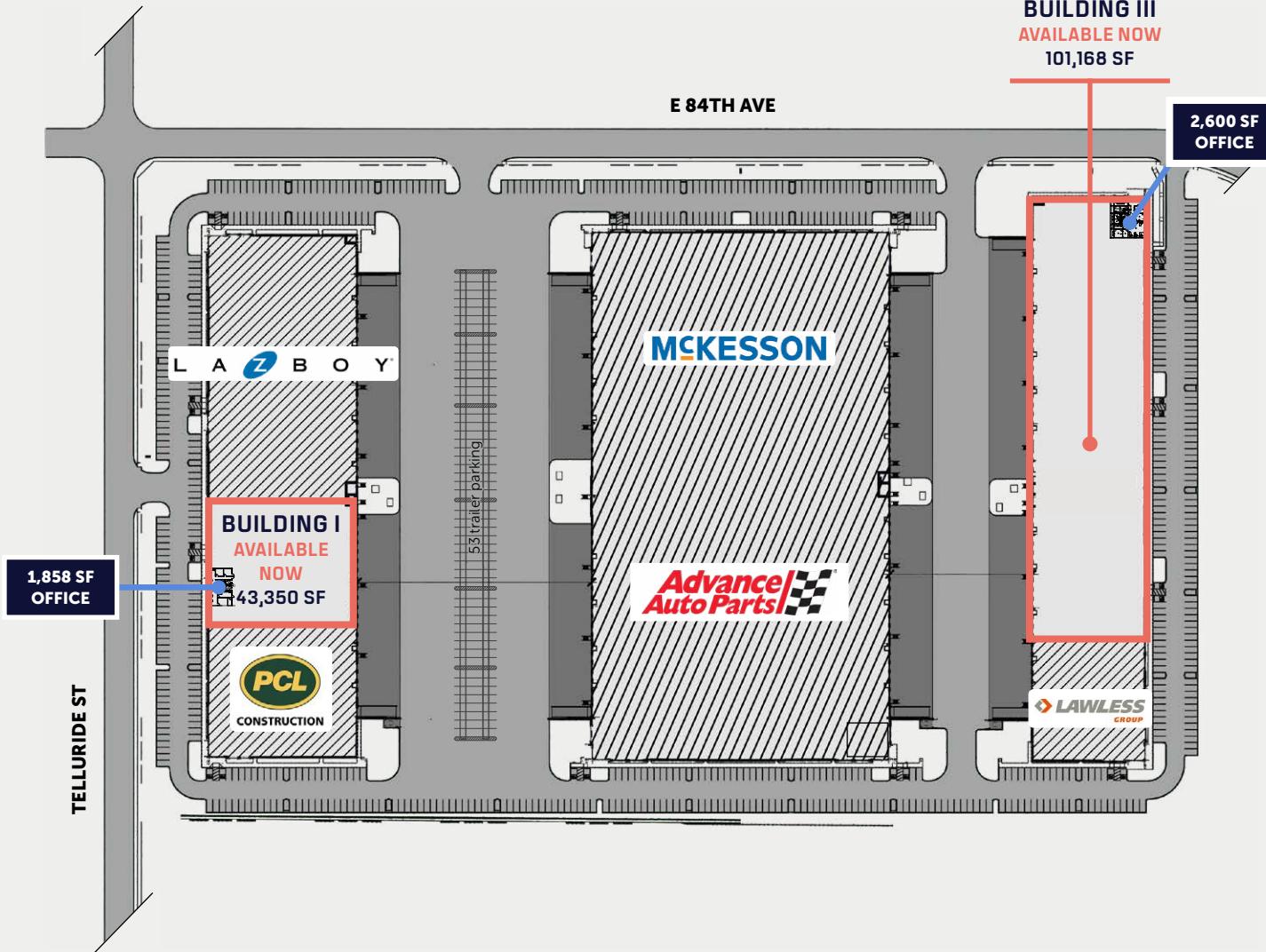


**A**

MASTER PARK SITE PLAN

+/- 33 ACRES

N



## Building I

**AVAILABLE NOW****43,350 SF AVAILABLE**

Available for Immediate Fixturing

## Building III

**AVAILABLE NOW****101,168 SF AVAILABLE**

Available for Immediate Occupancy

### WATER & SEWER

South Adams County

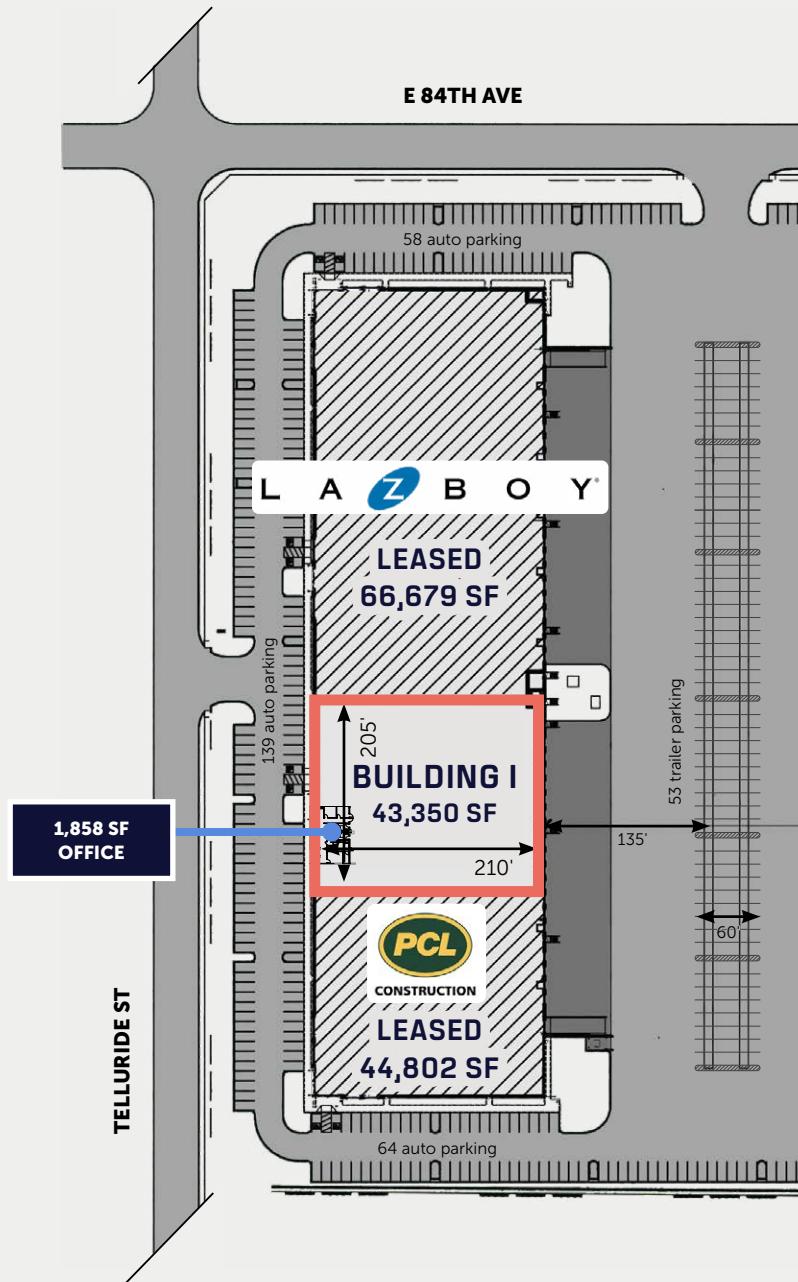
### ELECTRIC

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

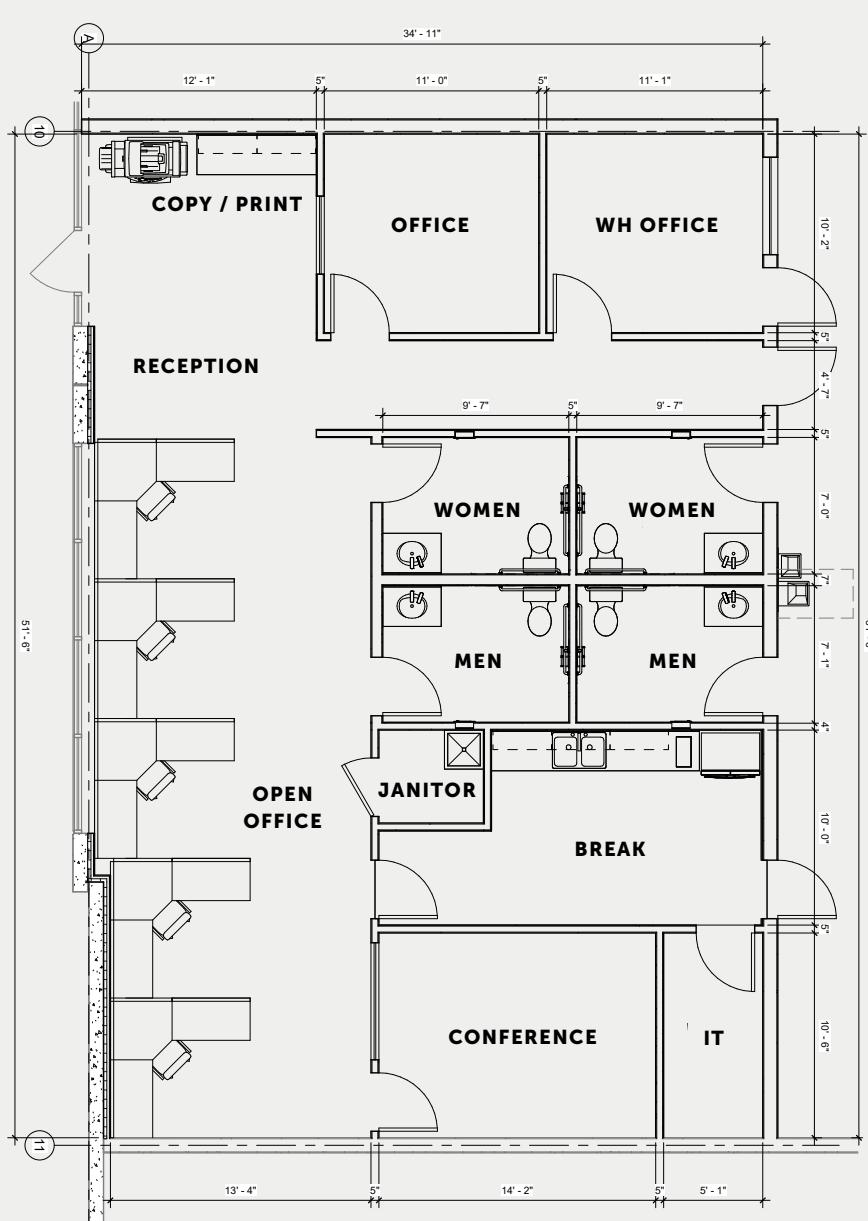


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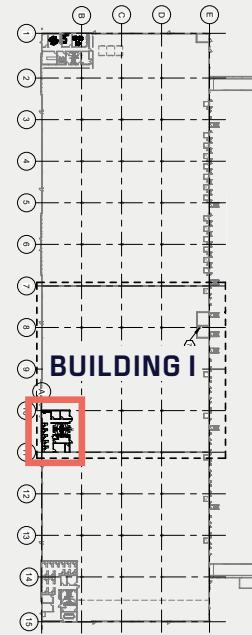
BUILDING I 17776 E 84TH AVE, COMMERCE CITY, CO 80022

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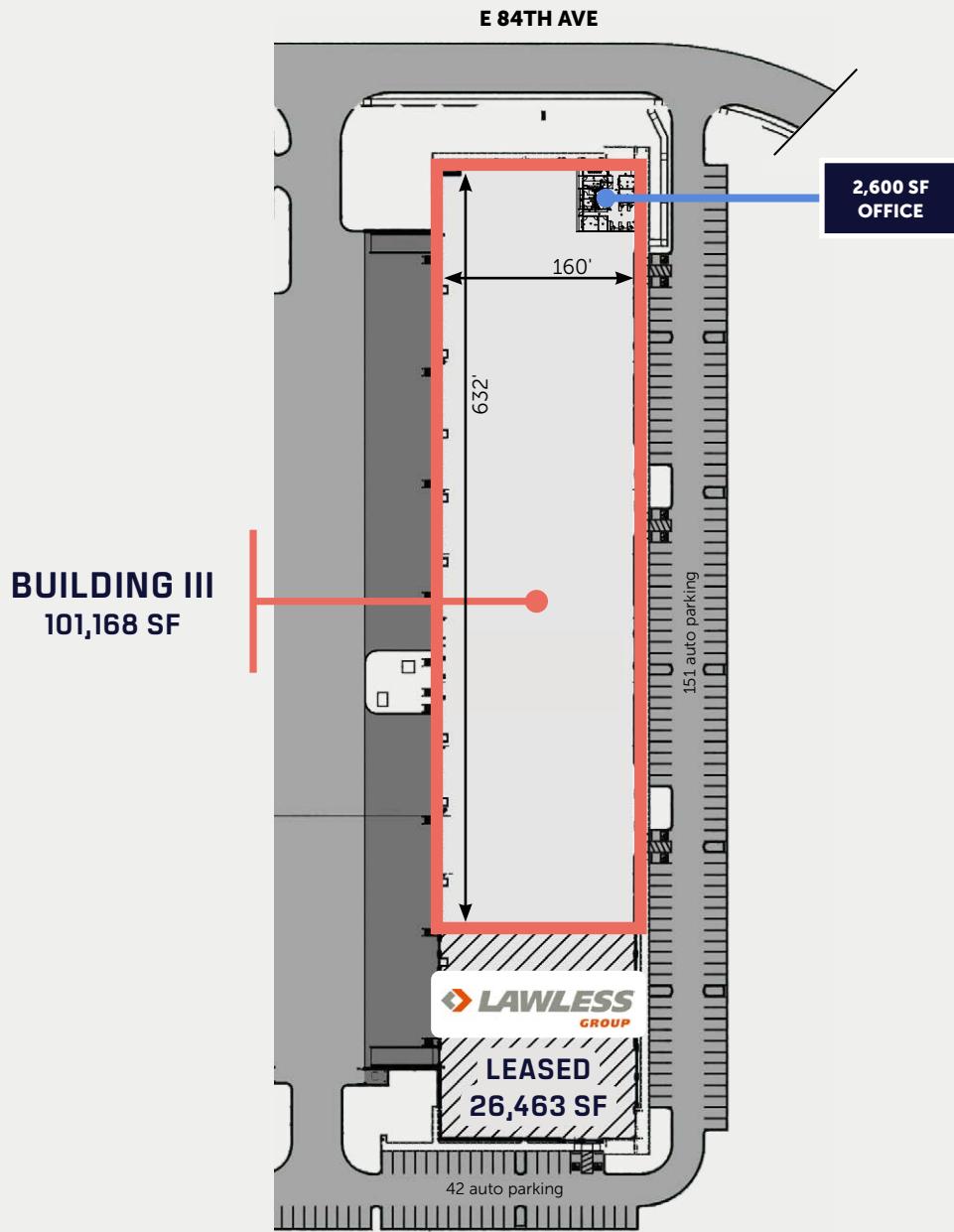
SPECULATIVE OFFICE AREA



1,858 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

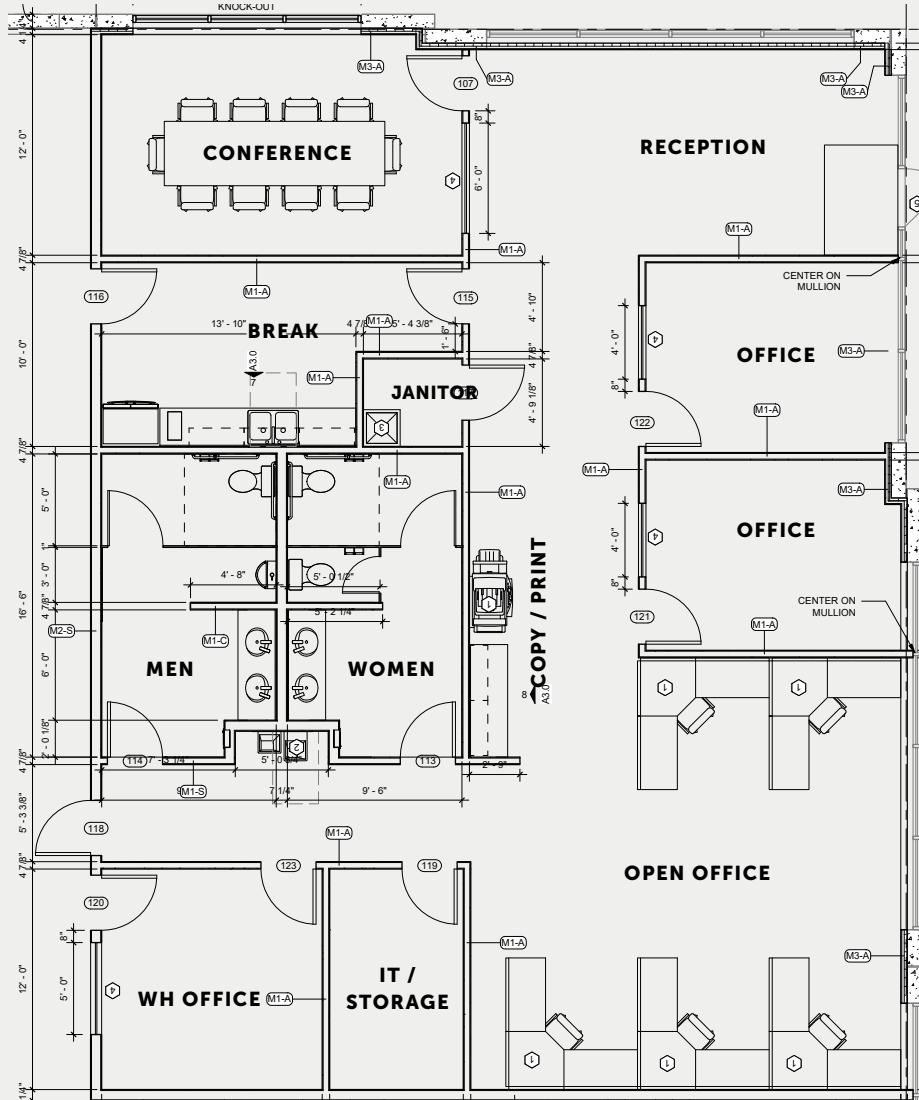


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BUILDING III 18146 E 84TH AVE, COMMERCE CITY, CO 80022

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## SPECULATIVE OFFICE AREA



2,600 SF  
office area



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

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