

DENALI

— LOGISTICS PARK —



EXCEED YOUR GOALS AT DENVER'S SUMMIT



32,000 - 248,692 SF AVAILABLE NOW



STATE OF
THE ART NEW
CONSTRUCTION



3 BUILDINGS
TOTALING 759,620
SF ON 216 ACRES



BTS SITES
AVAILABLE UP TO
1,209,000 SF



AIRPORT DISTRICT
ZONING
[MORE INFO](#)



[CLICK TO VIEW WEBSITE](#)



Hines

SITE DETAILS



[View the Virtual Tour BLDG. 1](#)

PARCEL	ACRES	BUILDING	SQUARE FEET
6	84	4	134,640 SF
		5	186,900 SF
		6	180,000 SF
		7	702,000 SF
7	57	1	352,614 SF
		2	205,811 SF
		3	201,193 SF
10	72	8	1,209,000 SF

PHASE 1

- BUILDING SIZE/CONFIGURATION CAN BE MODIFIED TO SUIT UP TO 1,209,000 SF
- ZONING ALLOWS FOR WIDE RANGE OF INDUSTRIAL USES
- FENCED/SECURED STORAGE PERMITTED

[View the Virtual Tour BLDG. 2](#)

[View the Virtual Tour BLDG. 3](#)

BUILDING 1

6650 N. DENALI ST.

Remaining Space	248,692 SF
Divisible	62,428 SF
Dock Doors	68
Drive in Doors	2
Remaining Auto Spaces	129
Remaining Trailer Spaces	46
Clear Height	40'
Building Depth	370'
Column Spacing	56' x 50'
Power	3,400 amps

BUILDING 2

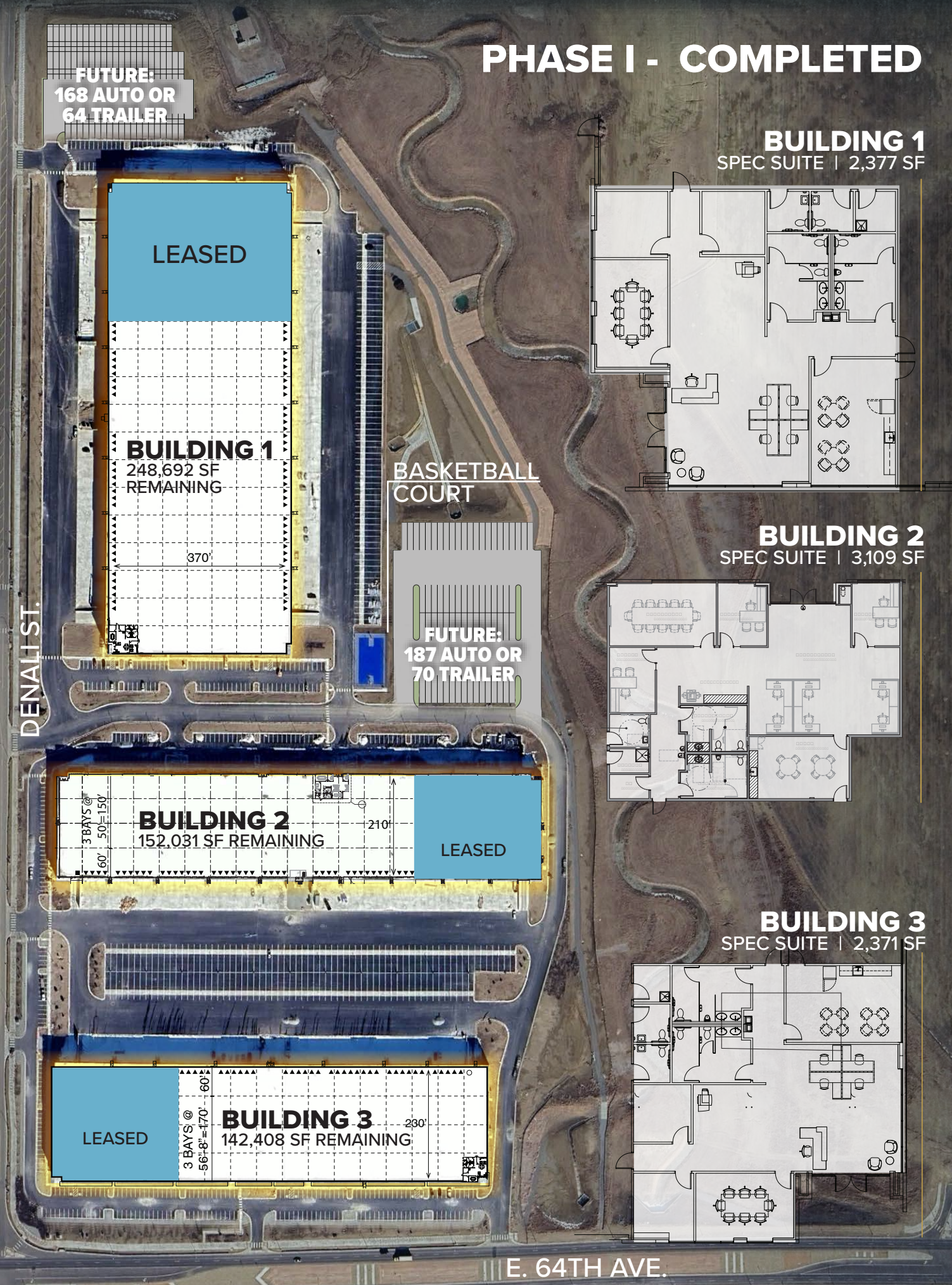
6550 N. DENALI ST.

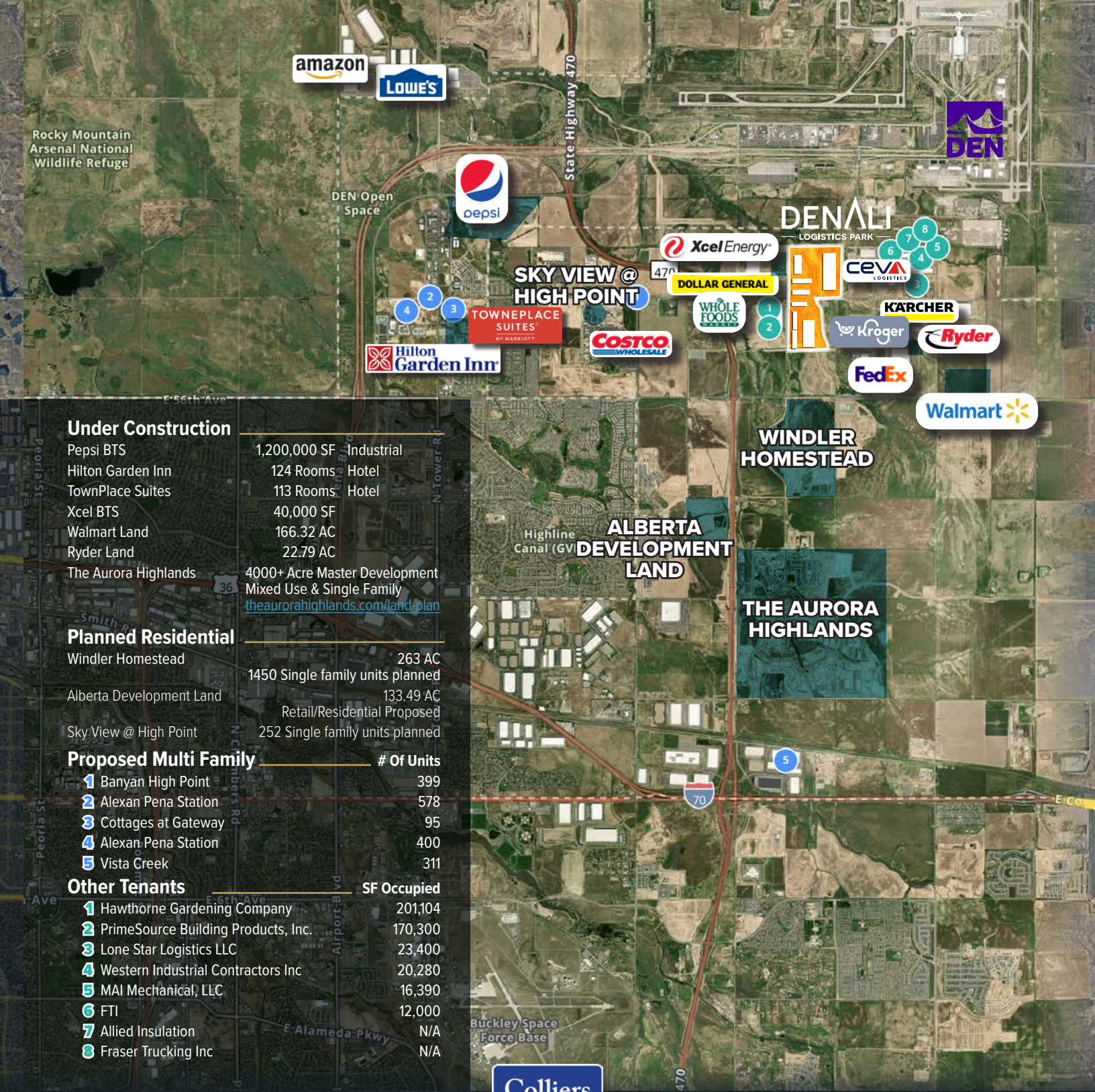
Remaining Space	152,031 SF
Divisible	31,839 SF
Dock Doors	42
Drive in Doors	1 (8 future)
Existing Auto Spaces	127
Remaining Trailer Spaces	51
Clear Height	32'
Building Depth	210'
Column Spacing	52' x 50'
Power	2,400 amps

BUILDING 3

24251 E. 64TH AVE.

Remaining Space	142,408 SF
Divisible	34,772 SF
Dock Doors	36
Drive in Doors	1 (6 future)
Existing Auto Spaces	141
Existing Trailer Spaces	44
Clear Height	32'
Building Depth	230'
Column Spacing	52' x 56'
Power	2,118 amps





Under Construction

Pepsi BTS	1,200,000 SF	Industrial
Hilton Garden Inn	124 Rooms	Hotel
TownPlace Suites	113 Rooms	Hotel
Xcel BTS	40,000 SF	
Walmart Land	166.32 AC	
Ryder Land	22.79 AC	
The Aurora Highlands	4000+ Acre Master Development	
	Mixed Use & Single Family	
	theaurorahighlands.com/land-plan	

Planned Residential

Windler Homestead	263 AC
	1450 Single family units planned
Alberta Development Land	133.49 AC
	Retail/Residential Proposed
Sky View @ High Point	252 Single family units planned

Proposed Multi Family

	# Of Units
1 Banyan High Point	399
2 Alexan Pena Station	578
3 Cottages at Gateway	95
4 Alexan Pena Station	400
5 Vista Creek	311

Other Tenants

	SF Occupied
1 Hawthorne Gardening Company	201,104
2 PrimeSource Building Products, Inc.	170,300
3 Lone Star Logistics LLC	23,400
4 Western Industrial Contractors Inc	20,280
5 MAI Mechanical, LLC	16,390
6 FTI	12,000
7 Allied Insulation	N/A
8 Fraser Trucking Inc	N/A

T.J. Smith, SIOR
+1 303 283 4576
tj.smith@colliers.com

Nick Rice
+1 720 833 4620
nick.rice@colliers.com

Riggs Winz
+1 303 283 4571
riggs.winz@colliers.com



Hines



[CLICK TO VIEW WEBSITE](#)

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.