

NORTH CENTRAL LOGISTICS CENTER

±59,362 SF

UNIT 100
BUILDING A

NorthCentralLogisticsCtr.com

7450
A

100

7450 Clayton Street, Denver, CO 80229



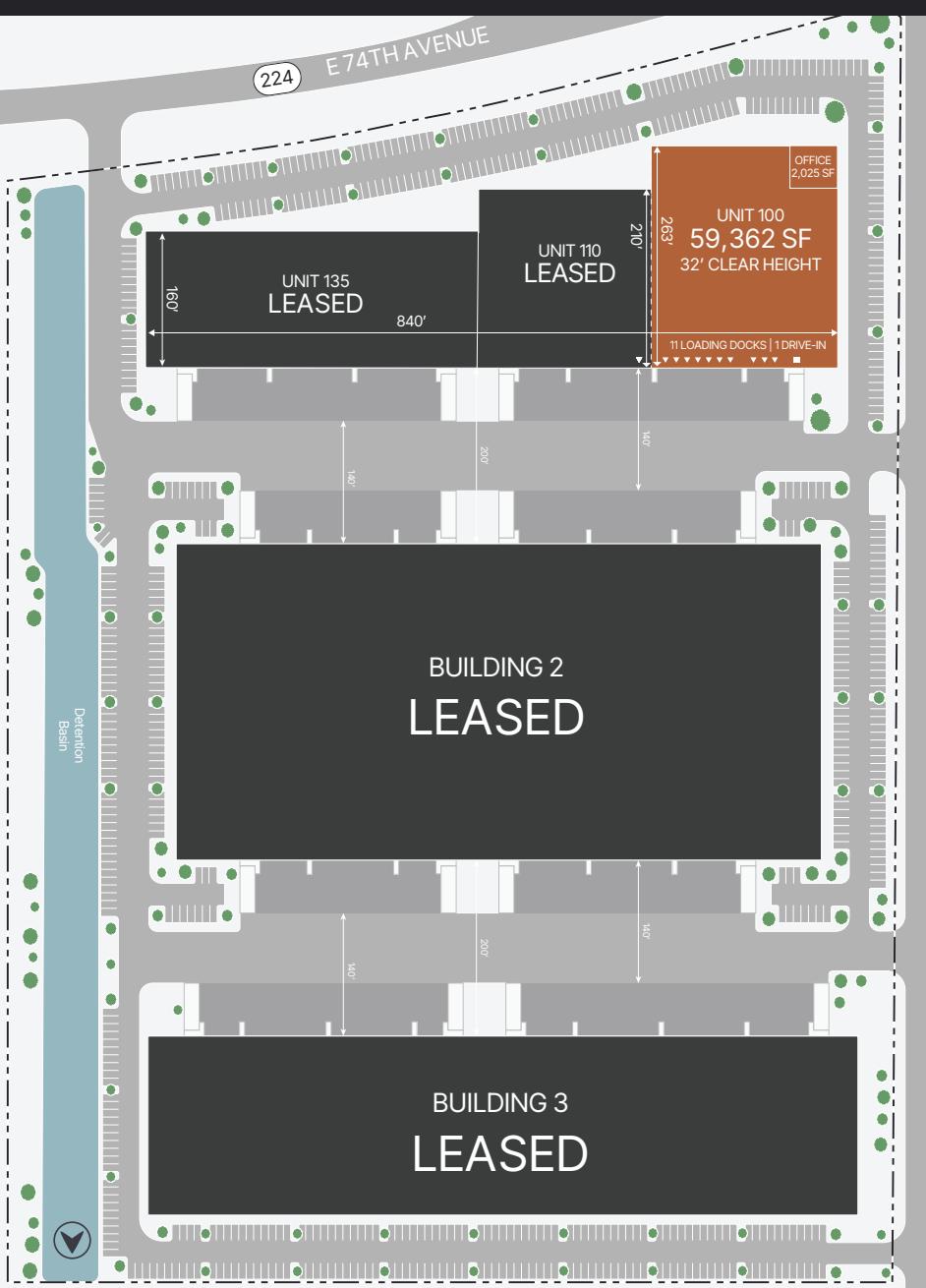
VIRTUAL TOUR
UNIT 100



STRATEGIC LOCATION MODERN DESIGN

North Central Logistics Center offers an opportunity to lease space in Denver's most strategic infill location.

Designed for distribution and logistics users, the property combines modern design with exceptional access to major interstates and proximity to Denver's core. This highly functional facility is ideal for companies seeking efficiency, visibility, and access to the metro's growing labor and consumer base.



BUILDING A SPECIFICATIONS

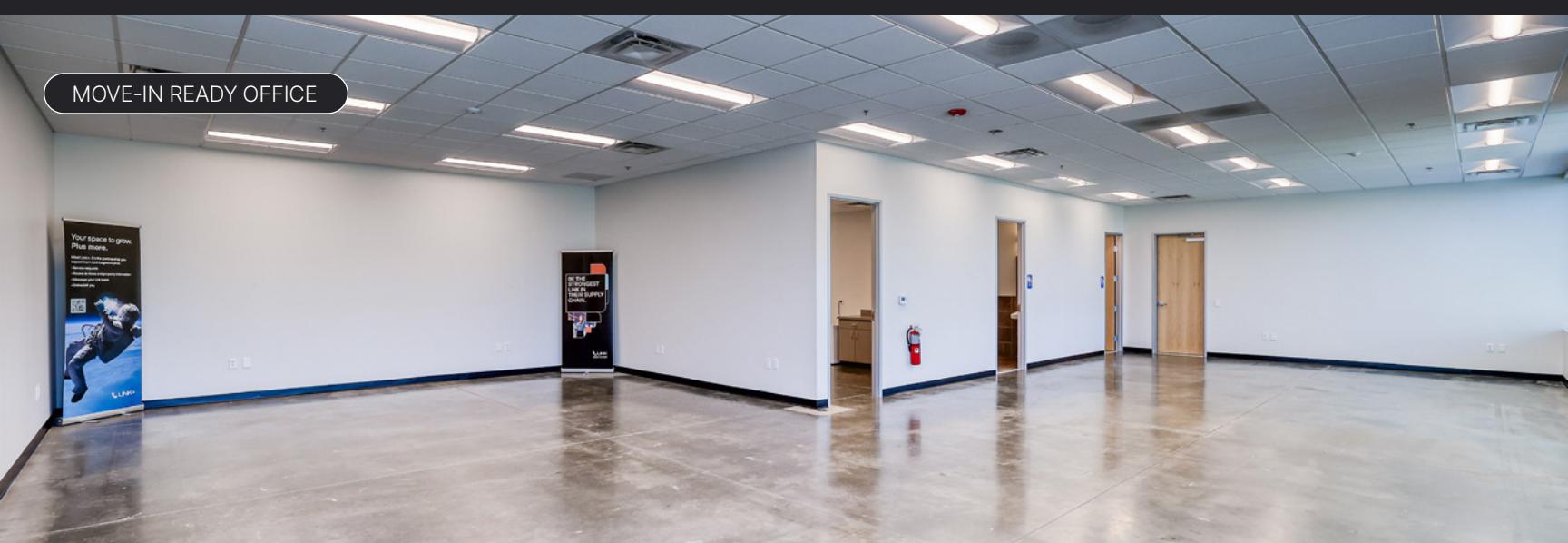
7450 Clayton St., Denver, CO 80229

Available SF	±102,830 SF
Office Total SF	±2,025 SF (2)
Clear Height	32'
Column Spacing	52' X 50'
Loading	21 Docks; 2 Drive-Ins (12' x 14')
Power	2,400 Amps; 277/480V (TBV)
Sprinkler	ESFR
Parking	75+ Striped
Zoning	I-1 (Adams County)
Security	Fully Fenced & Secure

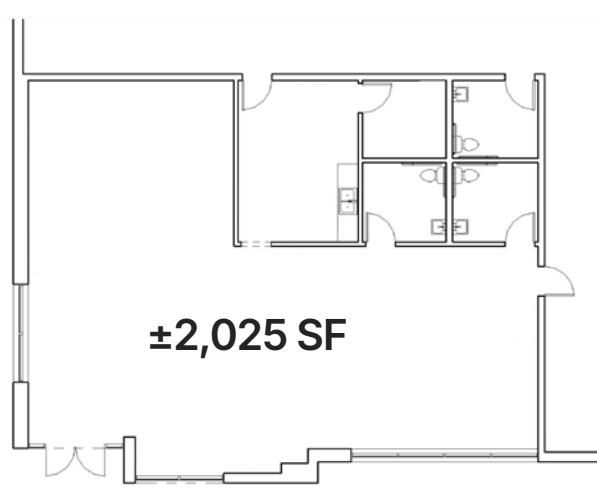
BUILDING A UNIT 100

Unit Available SF	±59,362 SF
Spec Office SF	±2,025 SF
Loading	11 Docks; 1 Drive-In (12' x 14')
Power	800 Amps; 277/480V (TBV)
Parking	75+ Striped

MOVE-IN READY OFFICE



UNIT 100 OFFICE



STRATEGIC LOCATION

DOWNTOWN DENVER

Located at the crossroads of I-25, I-76, and I-270, this is one of the few Class A options within Denver's urban core offering true last-mile capability and direct connectivity to major regional corridors.



STRATEGICALLY LOCATED

Situated within Unincorporated Adams County and the Enterprise Zone offering numerous tax benefits and business incentives.

LOCAL ACCESS

I-76W

1.0 mile

1-270

2.0 miles

1-25 via 1-76

3.1 miles

I-76E

3.6 miles

1-70 & 1-25

4.6 miles

1-70 via 1-270

5.5 miles

RTD N-Line

1.8 miles to
Commerce City /
72nd Ave Station

Downtown Denver

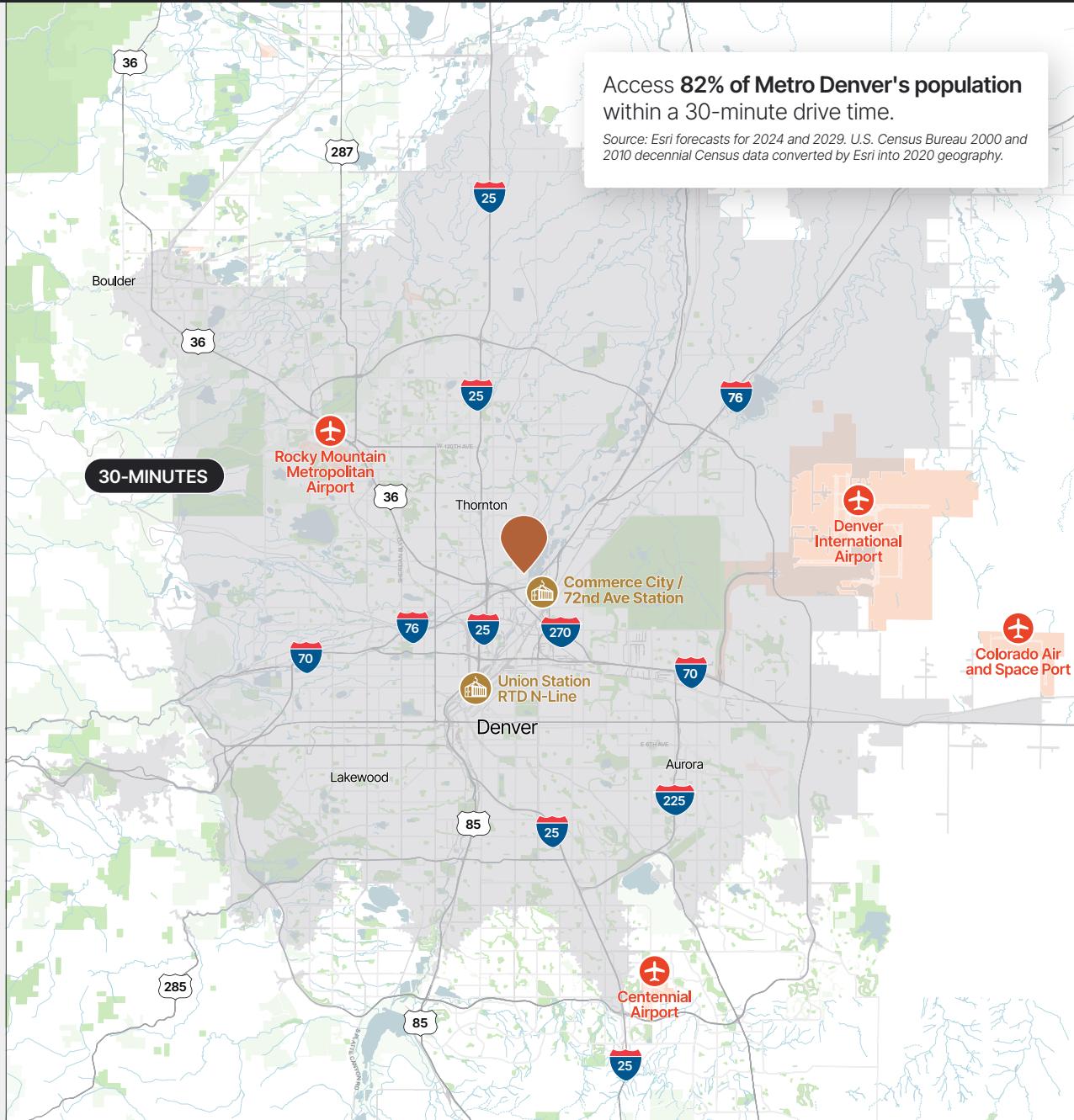
6.2 miles

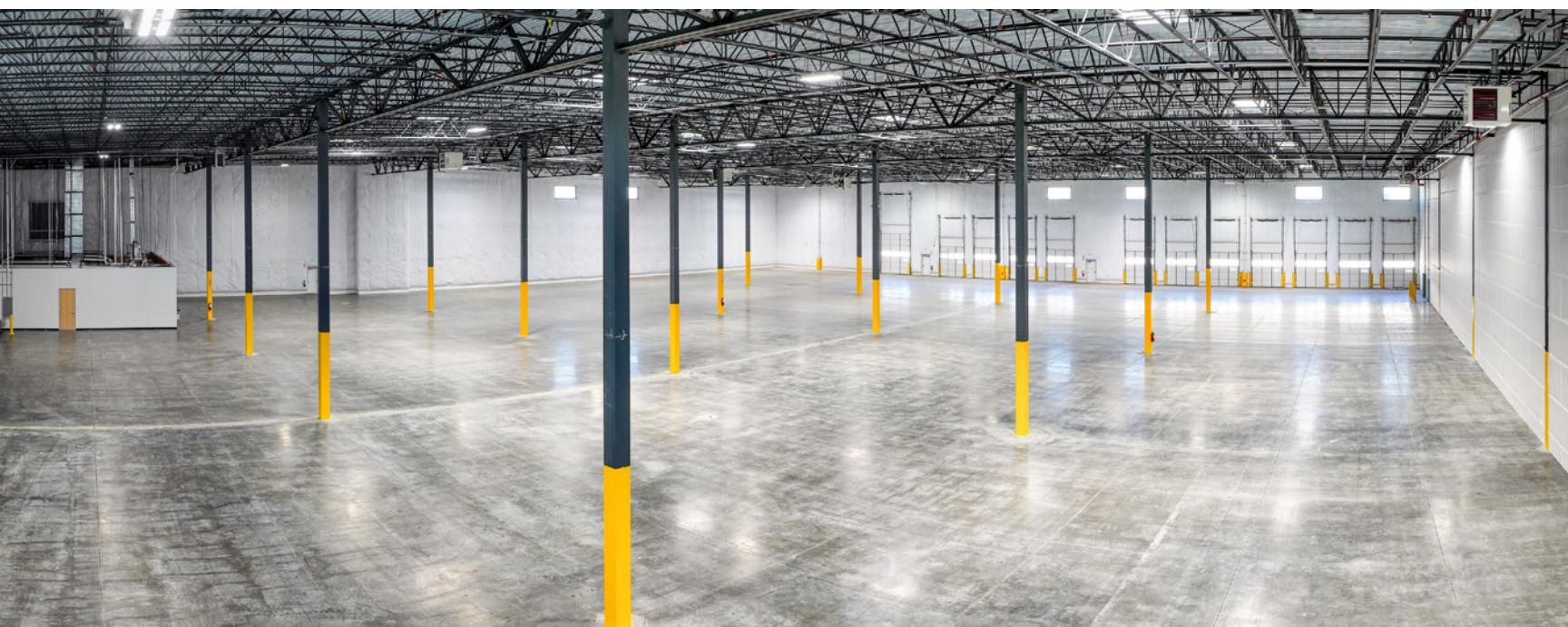
Denver International Airport

17 miles

Boulder

21.5 miles





CONTACT INFORMATION



UNIT 100

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Denver, CO

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.