

# NORTH CENTRAL LOGISTICS CENTER



VIRTUAL TOUR  
UNIT 100

±59,362 SF

UNIT 100  
BUILDING A

[NorthCentralLogisticsCtr.com](http://NorthCentralLogisticsCtr.com)

7450 Clayton Street, Denver, CO 80229

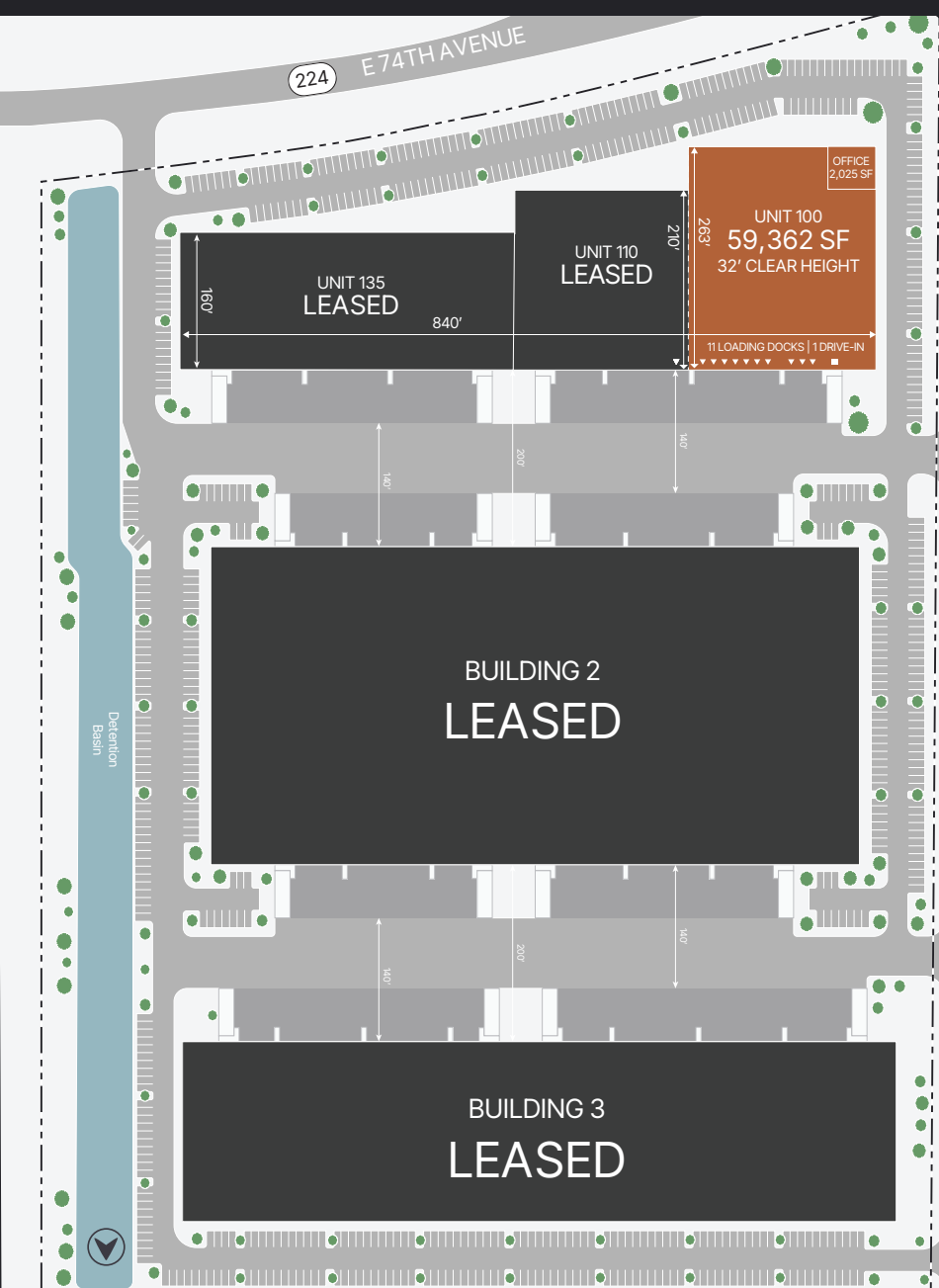




# STRATEGIC LOCATION MODERN DESIGN

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

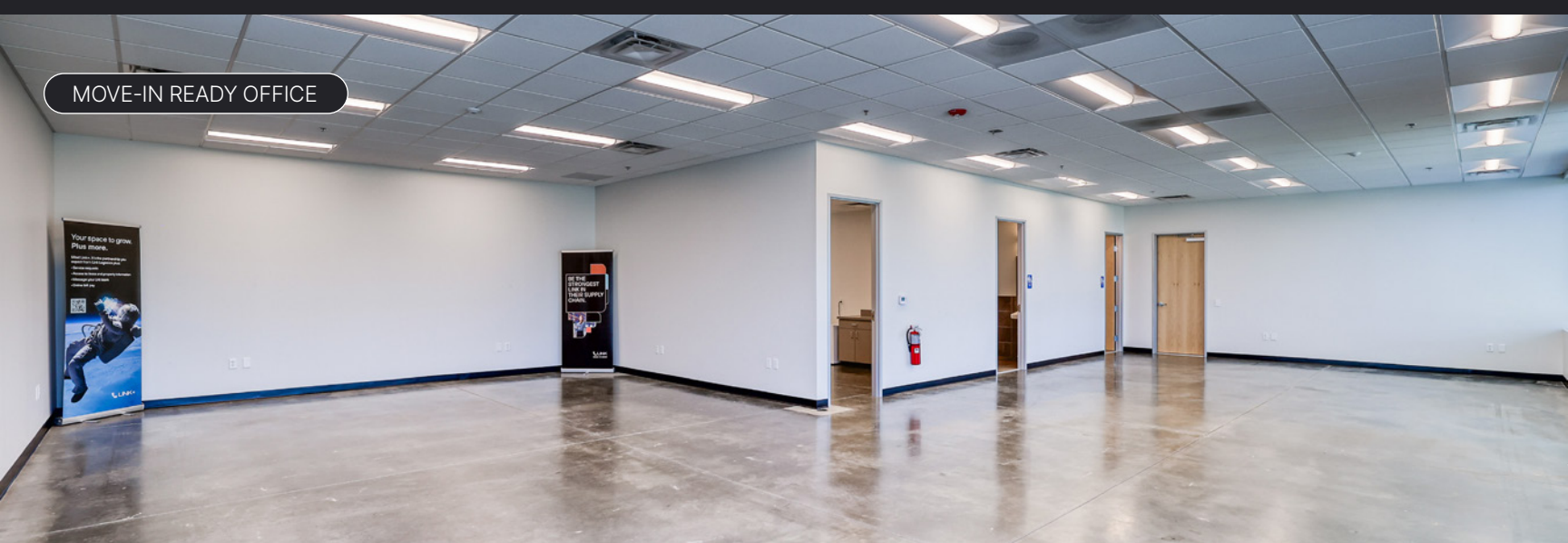
Available SF	±102,830 SF
Office Total SF	±2,025 SF (2)
Clear Height	32'
Column Spacing	52' X 50'
Loading	21 Docks; 2 Drive-Ins (12' x 14')
Power	2,400 Amps; 277/480V (TBV)
Sprinkler	ESFR
Parking	75+ Striped
Zoning	I-1 (Adams County)
Security	Fully Fenced & Secure

## BUILDING A UNIT 100

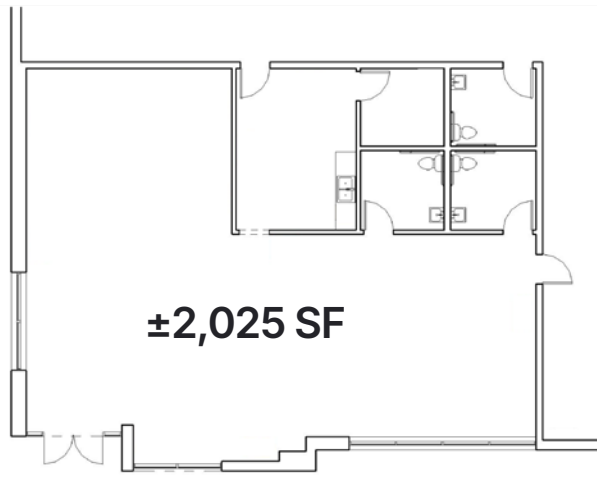
Unit Available SF	±59,362 SF
Spec Office SF	±2,025 SF
Loading	11 Docks; 1 Drive-In (12' x 14')
Power	800 Amps; 277/480V (TBV)
Parking	75+ Striped



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.

3.1 MILES

2 MILES

±59,362 SF  
AVAILABLE | BUILDING A

1 MILE

YORK STREET

CLAYTON STREET





## 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

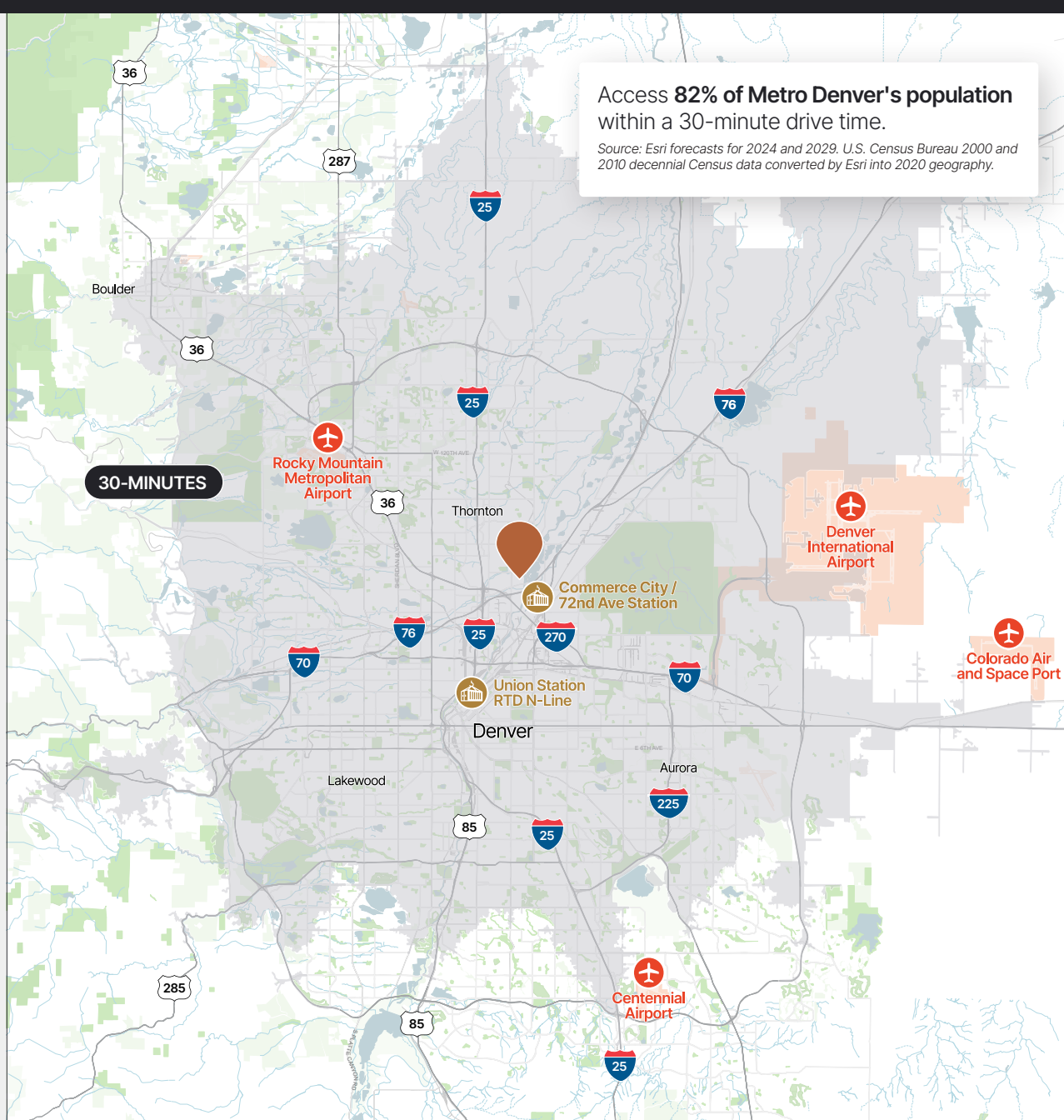
6.2 miles

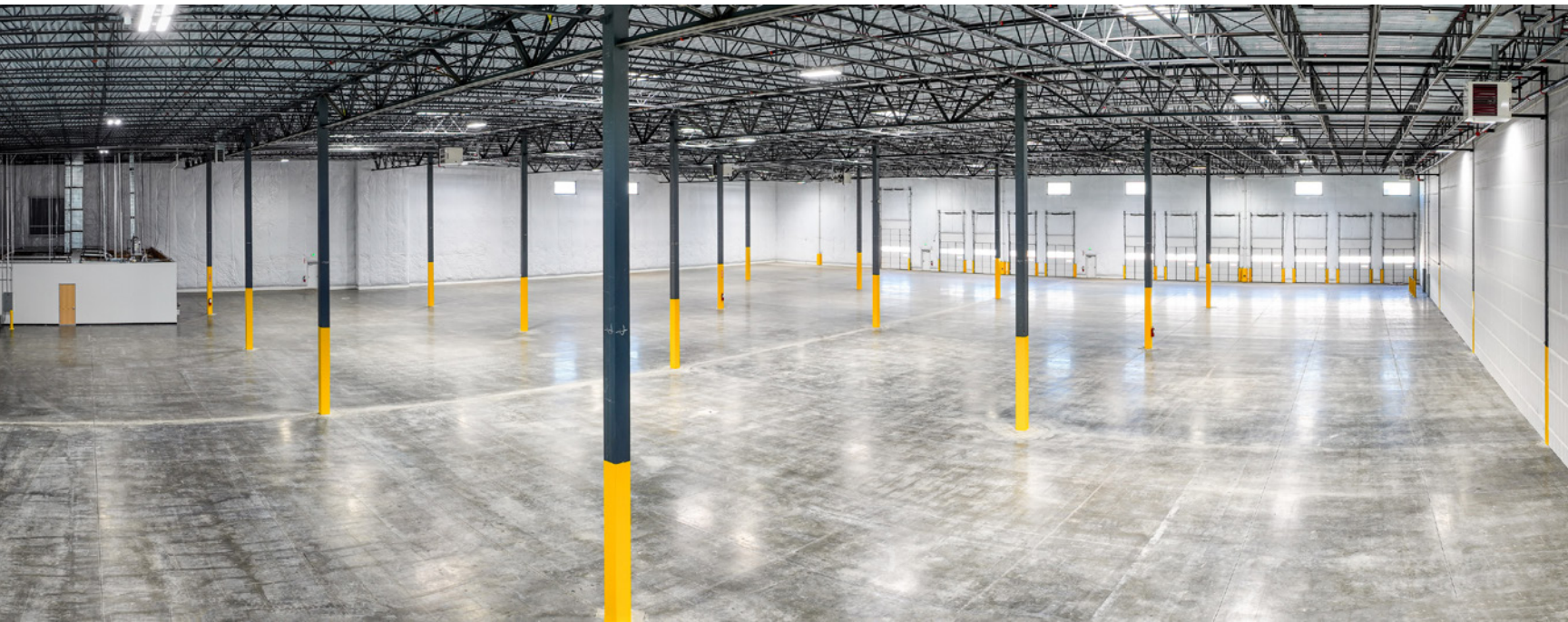
### Denver International Airport

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.