

1550 E. 73RD AVENUE
1210 E. 73RD AVENUE
DENVER, CO 80229



**CENTRAL
CONNECTION**



4643 S. ULSTER STREET
SUITE 1000
DENVER, CO 80237
+1 303 745 5800
colliers.com/denver

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

NICK RICE
+1 720 833 4620
nick.rice@colliers.com

CENTRAL CONNECTION PROVIDES



INTERSTATE FRONTING
SIGNAGE AVAILABLE WITH
UNMATCHED VISIBILITY



COMPETITIVE MILL LEVY
WITHIN UNINCORPORATED
ADAMS COUNTY



TRAFFIC COUNTS IN EXCESS
OF 100,000 PER DAY



IMMEDIATE ACCESS TO I-25,
I-70, I-270, I-76 & US 36



MINUTES FROM
DOWNTOWN DENVER



ACCESS ALONG 73RD AVE.
EXPANDED AND IMPROVED



INFILL LOCATION WITH
ABUNDANT WORKFORCE
OPPORTUNITIES



BUILDING 1

1550 E. 73RD AVENUE
DENVER, CO 80229

PROPERTY INFORMATION

TOTAL BUILDING SIZE

153,265 Sq. Ft. on 11.16 AC

AVAILABLE

Unit D: 16,686 SF with 788 SF Office

BUILDING PARKING

2.11:1,000 SF

LEASE RATE

Contact Brokers

ESTIMATED OP. EXP.

\$5.18/SF 2026

BUILDING DEPTH

160'-220'

CLEAR HEIGHT

32'

SPRINKLERED

ESFR

POWER

Unit D: 400 Amps, 480 Volt

SECURITY

Gated Loading Courtyard

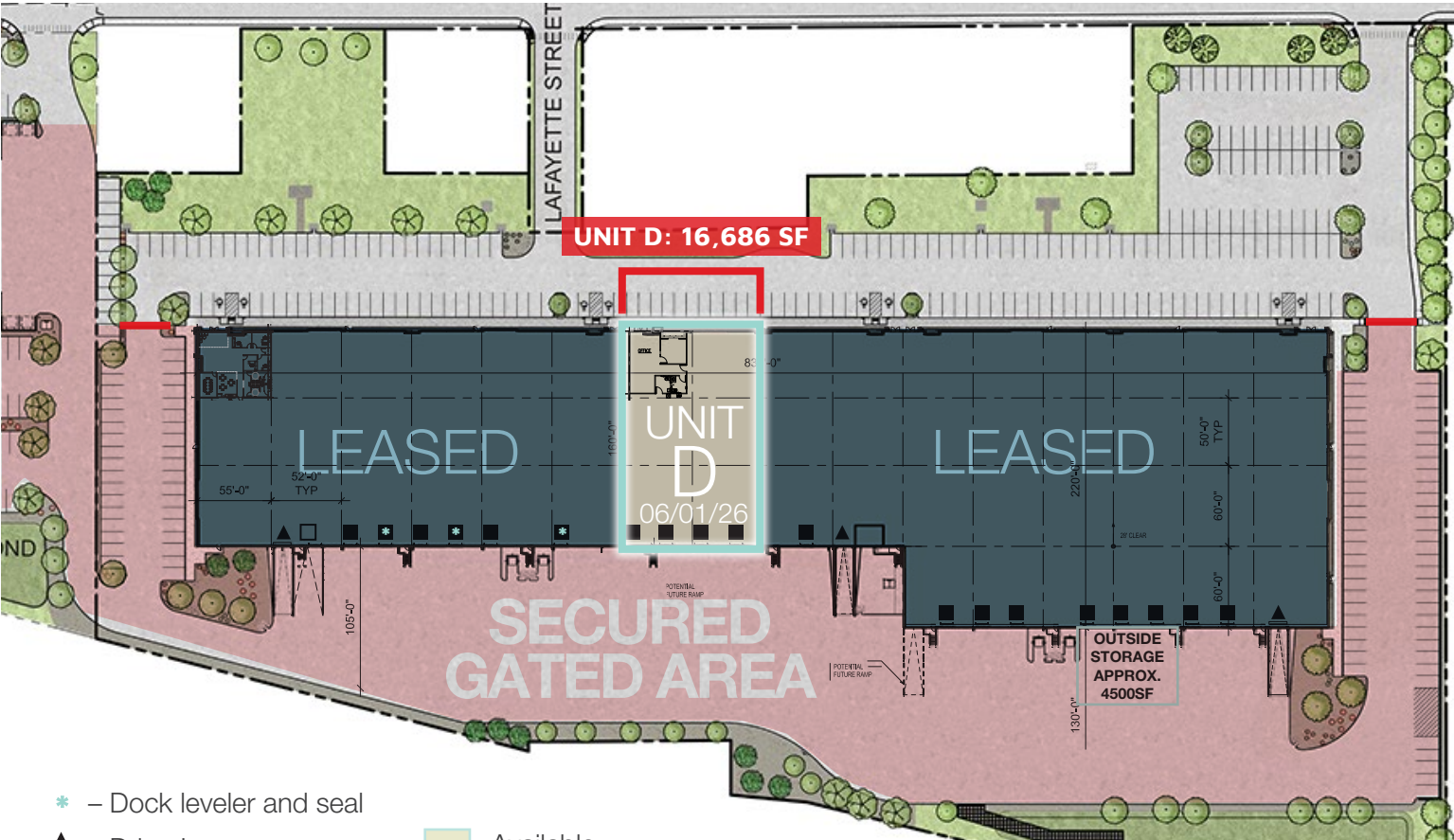
ZONING

I-1

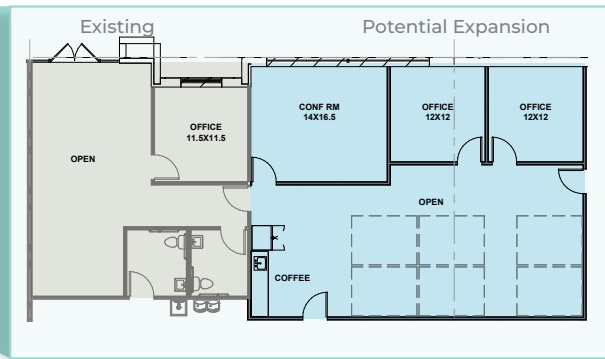
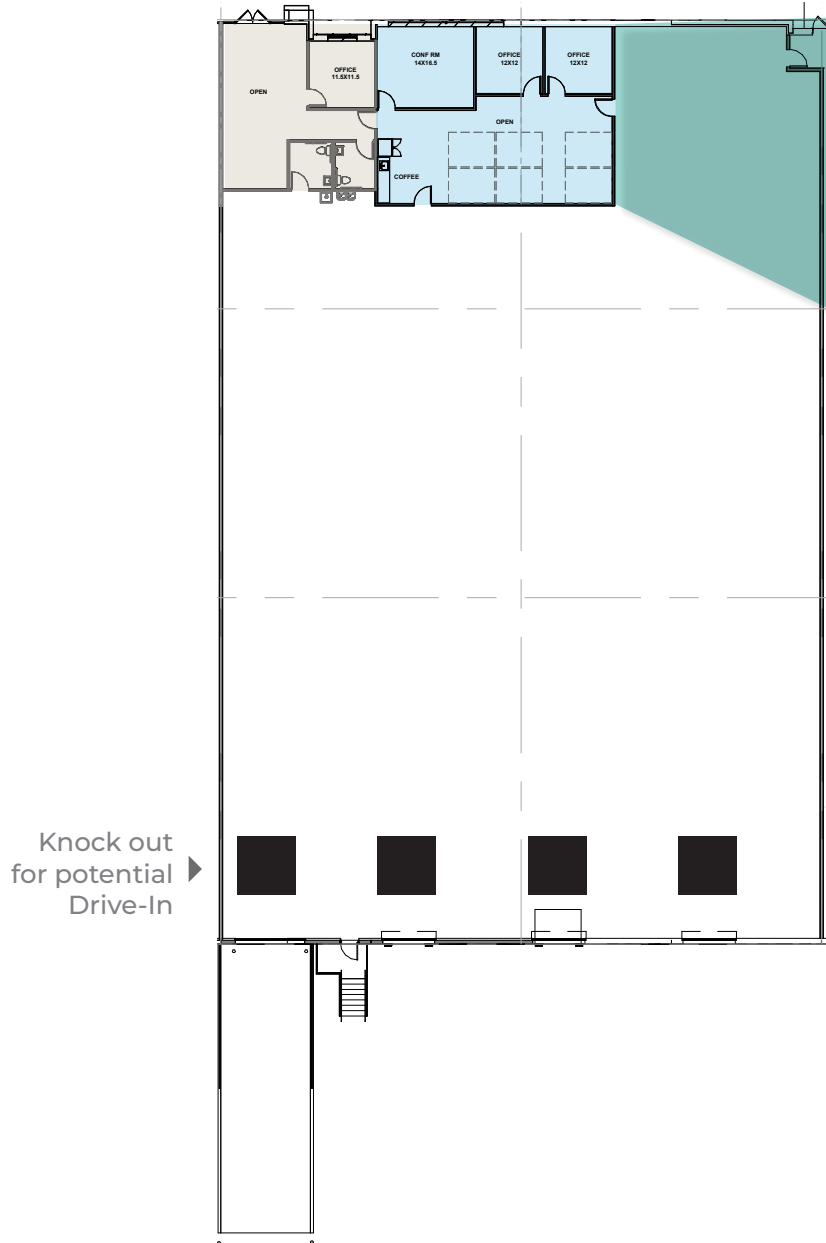
SIGNAGE

Highway Fronting Building Signage and Monument
Signage available

SITE PLAN



- * – Dock leveler and seal
- ▲ – Drive-In
- – Dock High
- – Half Dock
- – Secured Gated Entrance
- Available
- Leased



TOTAL
16,686 SF

UNIT D
788 SF
OFFICE BUILDOUT
2,000 SF
POSSIBLE OFFICE
EXPANSION

- ▲ – Drive-In
- – Dock High
- – Half Dock

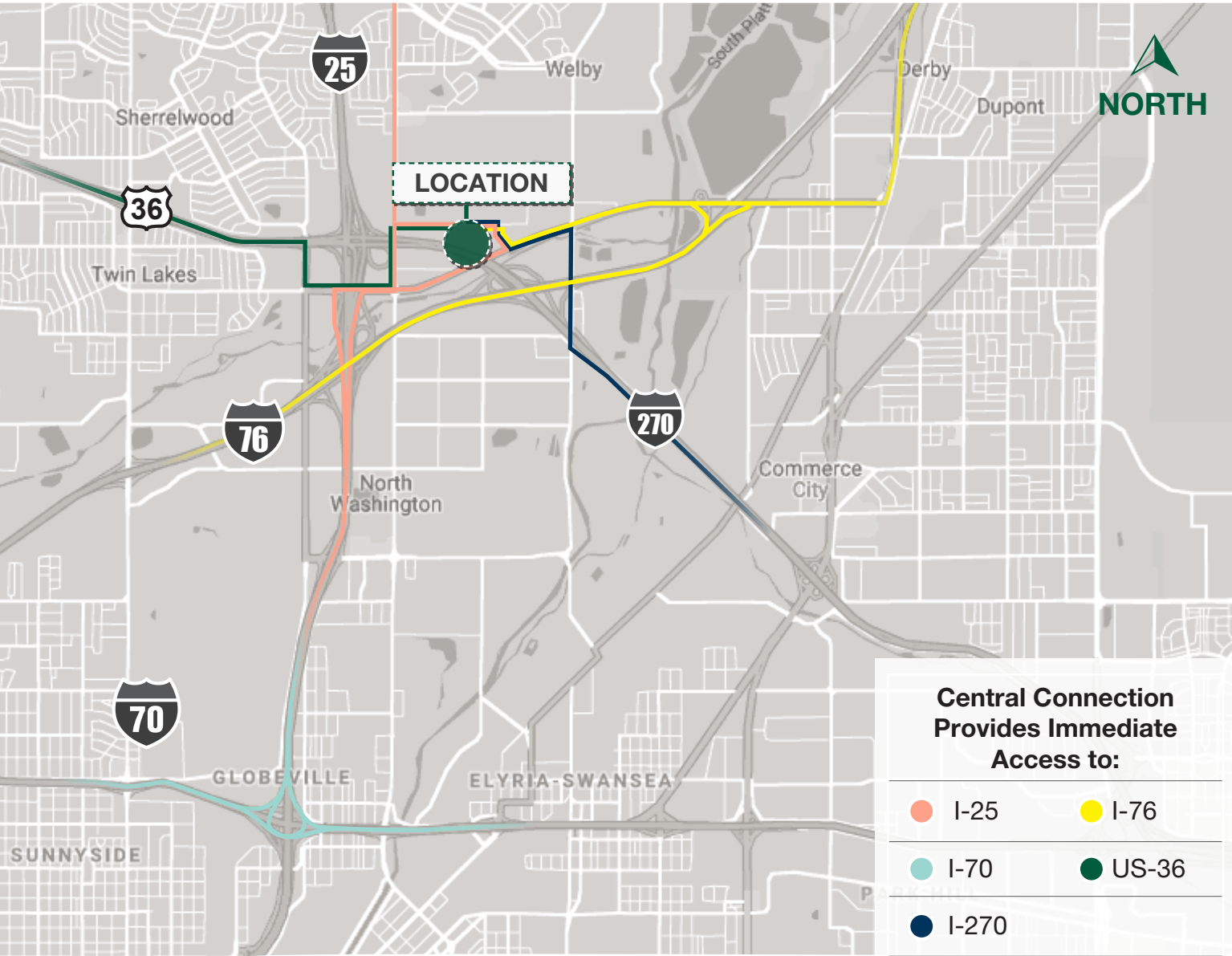
4 DH (Drive-In Possible)

BUILDING PHOTOS



LOCATION

Central Connection represents just under 200,000 square feet of master-planned, infill “Class A” distribution space. Strategically located on the Northeast corner of I-25 and Interstate 270, the site benefits from HIGHWAY SIGNAGE on I-270/I-76 and immediate access to all of Denver’s primary interstates.





CENTRAL CONNECTION

FOR MORE INFORMATION PLEASE CONTACT

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

NICK RICE
+1 720 833 4620
nick.rice@colliers.com



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). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

