

PROPOSED DEVELOPMENT

NORTH86

CLASS A PREMIER INDUSTRIAL FACILITY IN NORTH CENTRAL DENVER



±87,008 SF FOR LEASE
(Divisible)



**CUSHMAN &
WAKEFIELD**

NORTH86

8560 Grant Street, Thornton, CO 80229

±87,008 SF
Building Size
(Divisible)

177 STALLS
Parking
2.03 : 1,000

8.14 ACRES
Site Size

12 DOCK HIGH
Loading Doors

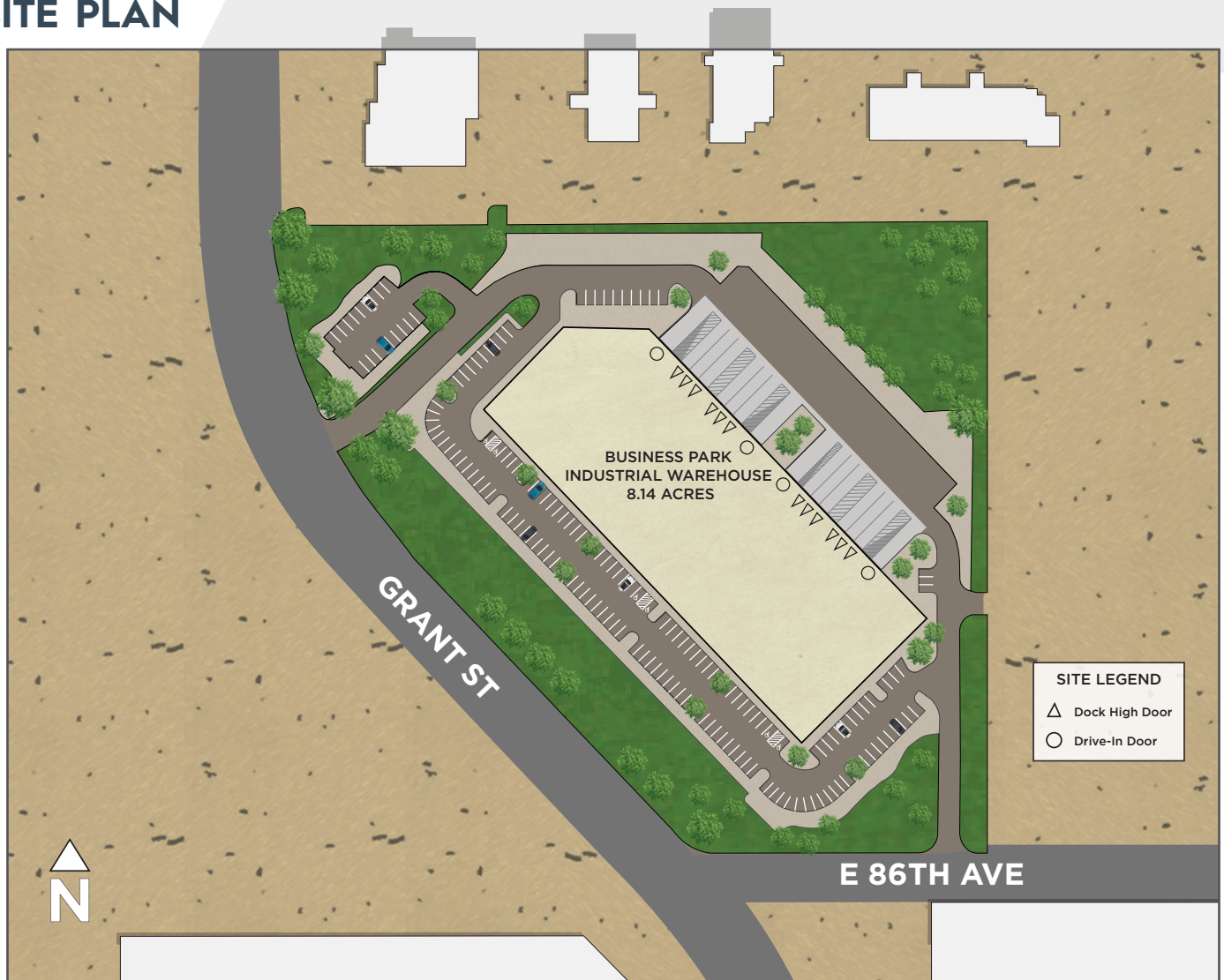
28'
Clear Height

4 DRIVE IN
Loading Doors

185' X 481'
Building Dimensions

LEASE RATE
Contact Broker

SITE PLAN



NORTH86

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DEMOGRAPHICS

POPULATION



317,115 / 5 MILE
1,109,657 / 10 MILE

WORKERS



138,145 / 5 MILE
692,342 / 10 MILE

AVG. INCOME



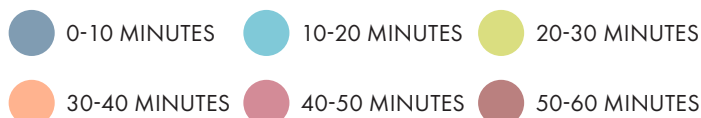
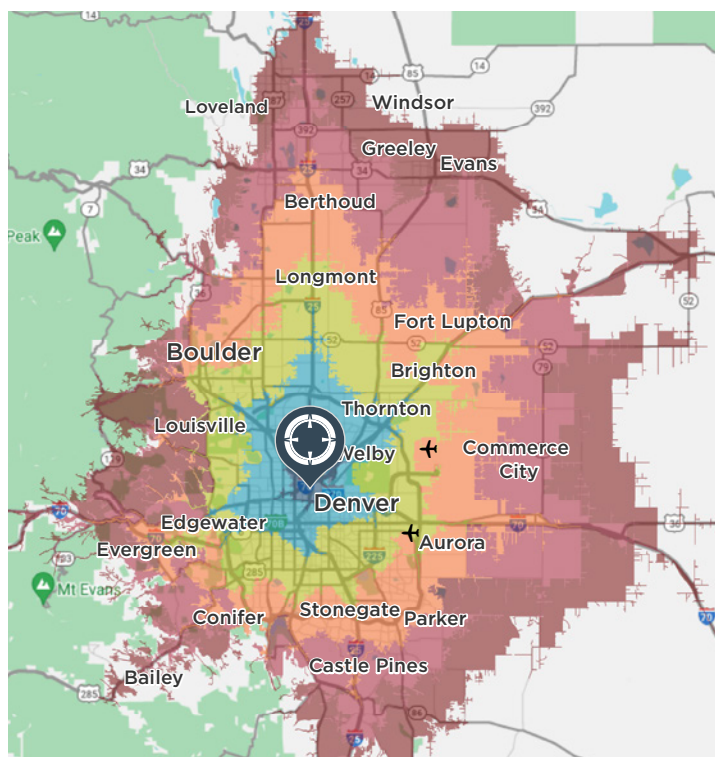
\$71,635 / 5 MILE
\$141,848 / 10 MILE

AVG. AGE



34.8 / 5 MILE
36.2 / 10 MILE

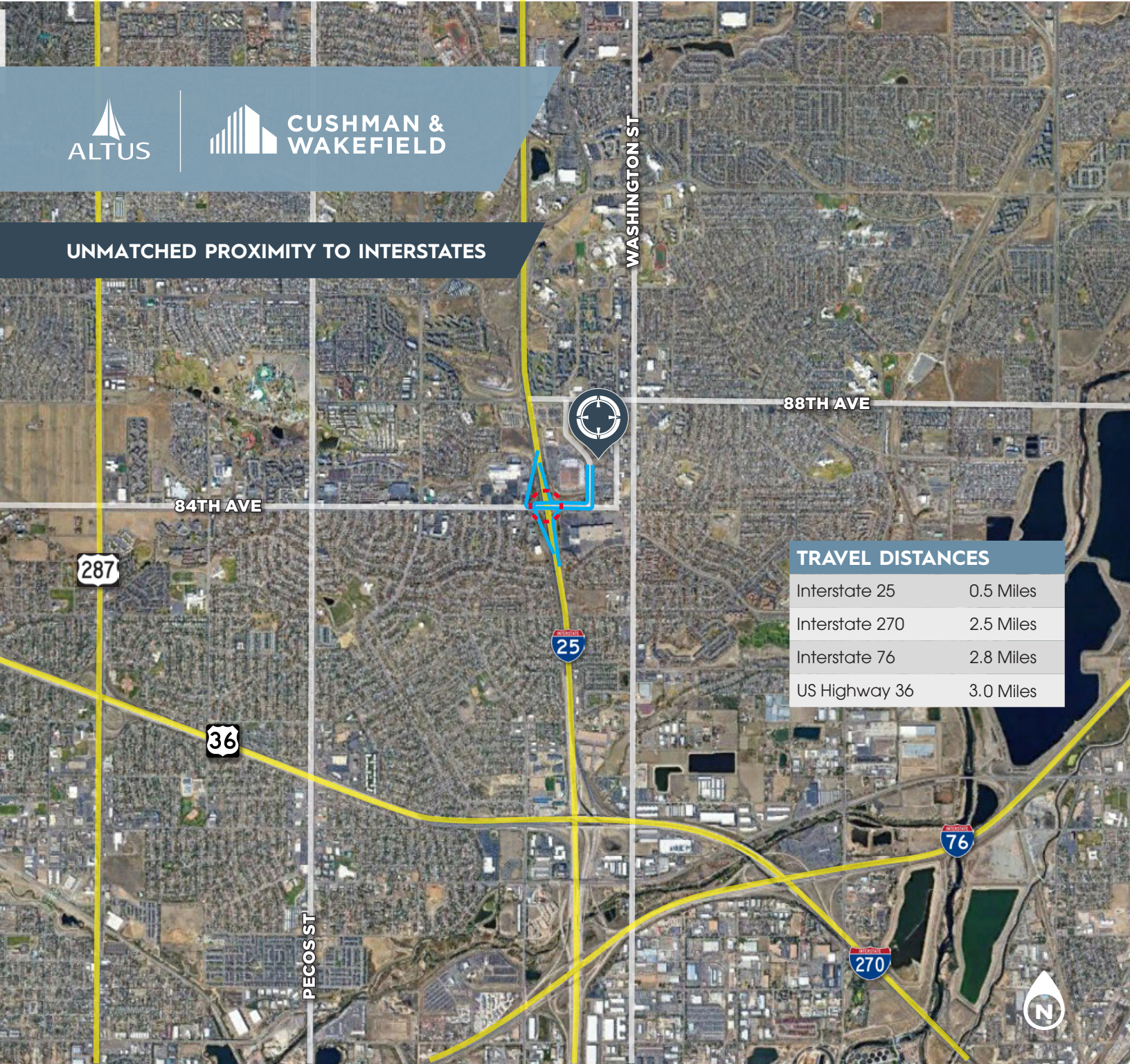
DRIVE TIMES





CUSHMAN &
WAKEFIELD

UNMATCHED PROXIMITY TO INTERSTATES



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