

Quantum 56

424-601 W. 56TH AVENUE
DENVER, CO 80216



PHASE 1 CONSTRUCTION COMPLETE
3 BUILDINGS TOTALING ±584,913 SF
FOR LEASE

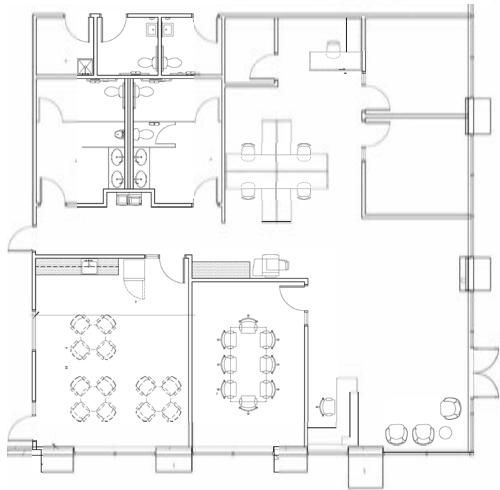
PHASE 2 AVAILABLE FOR BUILD TO SUIT
FOR SALE OR LEASE

Hines + CBRE

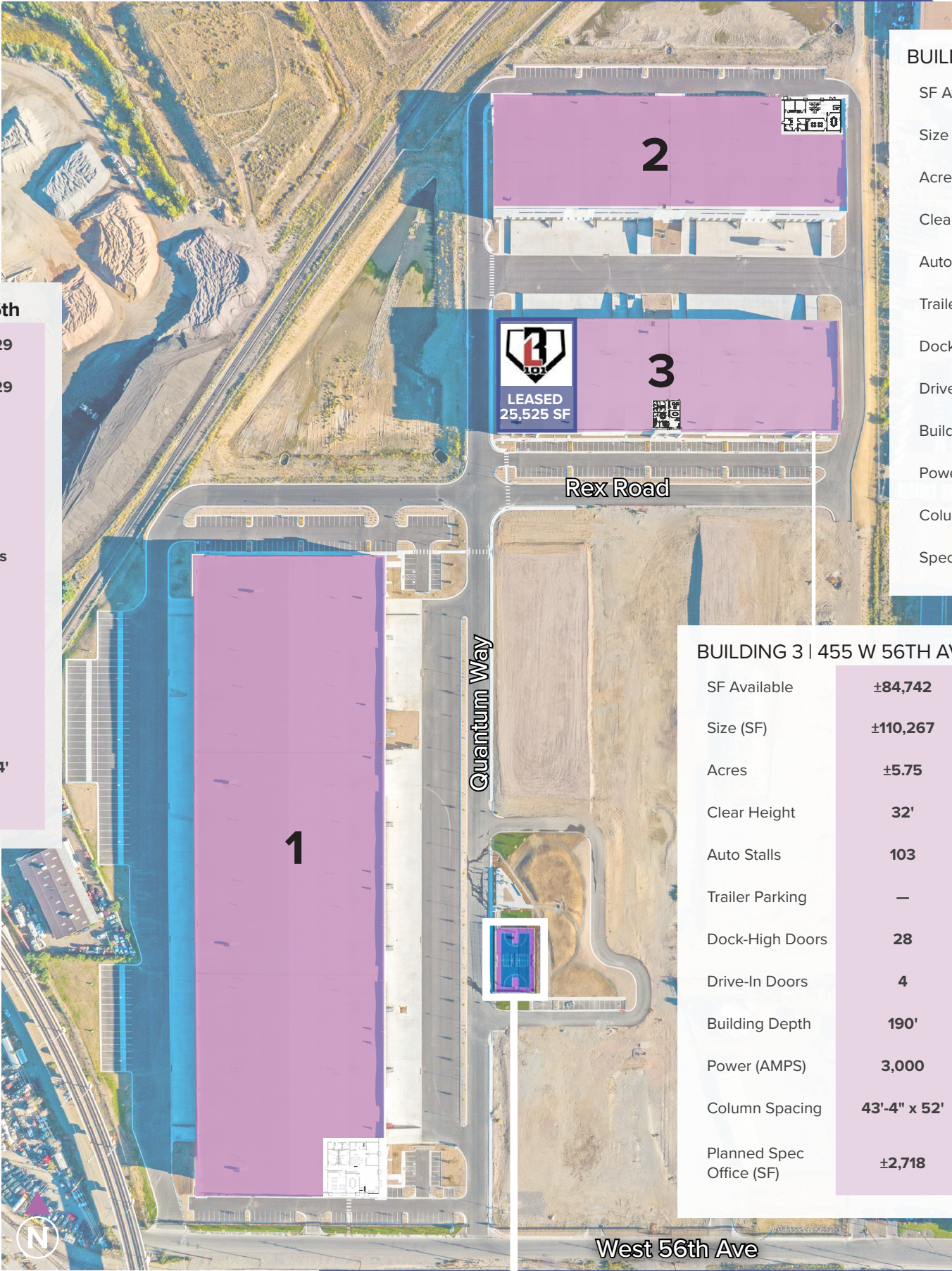
BUILDING SPECIFICATIONS

PHASE 1 - CONSTRUCTION & SPEC SUITES COMPLETE!

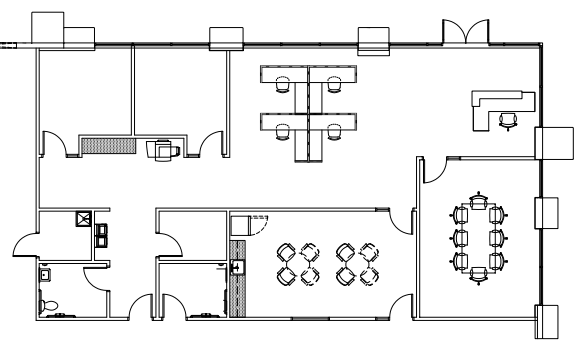
3 Buildings
Totaling ±584,913 SF
For Lease



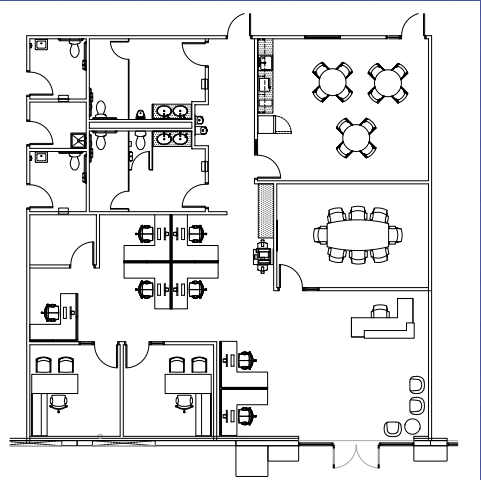
BUILDING 1 601 W 56th	
SF Available	±352,029
Size (SF)	±352,029
Acres	±19.31
Clear Height	36'
Auto Stalls	180
Trailer Parking	71 Stalls
Dock-High Doors	111
Drive-In Doors	4
Building Depth	320'
Power (AMPS)	4,000
Column Spacing	50' x 54'
Spec Office (SF)	2,783



BUILDING 2 485 W 56TH AVE	
SF Available	±122,617
Size (SF)	±122,617
Acres	±6.16
Clear Height	32'
Auto Stalls	111
Trailer Parking	—
Dock-High Doors	30
Drive-In Doors	4
Building Depth	200'
Power (AMPS)	3,000
Column Spacing	46'-8" x 52'
Spec Office (SF)	2,295



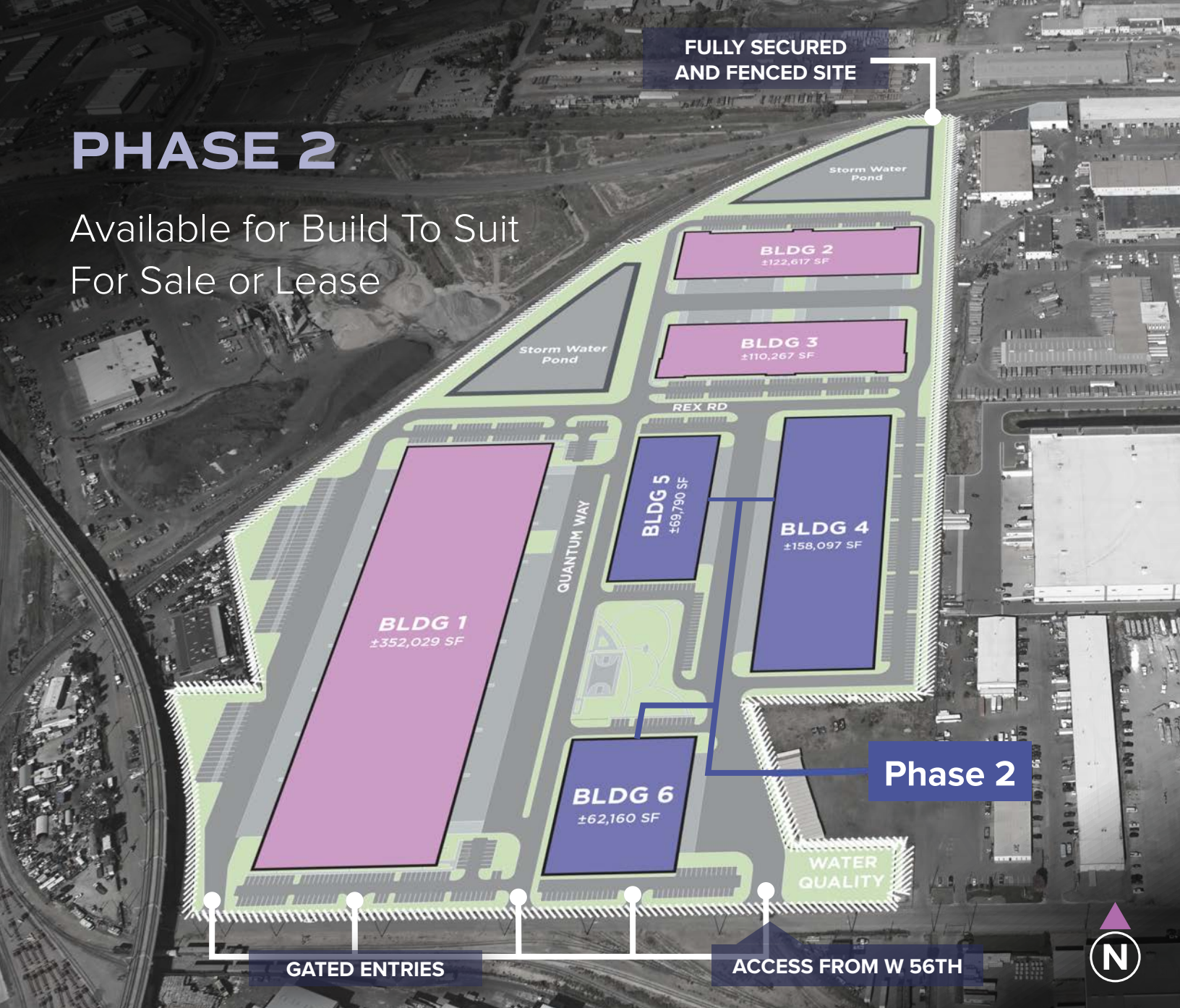
BUILDING 3 455 W 56TH AVE	
SF Available	±84,742
Size (SF)	±110,267
Acres	±5.75
Clear Height	32'
Auto Stalls	103
Trailer Parking	—
Dock-High Doors	28
Drive-In Doors	4
Building Depth	190'
Power (AMPS)	3,000
Column Spacing	43'-4" x 52'
Planned Spec Office (SF)	±2,718



SCAN FOR
INTERACTIVE
BAY CALCULATOR

PHASE 2

Available for Build To Suit
For Sale or Lease



PROJECT HIGHLIGHTS



Total Project Size
60.29 Acres



Buildings
6



Square Footage
Currently Constructed: ±584,913 SF
Park At Full Buildout: ±876,960K SF



Clear Height
32'-36'



Security
Fully-fenced and secured project with ability to secure individual buildings



Sprinkler
ESFR



Mill Levy (2024)
127.095 inclusive of the metro district



Economic Incentives
Adams County Enterprise Zone
Sales tax rate 4.75% vs. 8.81% in Denver
No Energize Denver Red Tape



Park Amenities
1.6 acre park with full sized sports court, picnic tables and walking path



Zoning
I-2



Power
Xcel Energy



Fiber
Comcast



Water
North Pecos (Denver Water services area)



Sewer
North Pecos

	BUILDING 4 424 W 56th Ave	BUILDING 5 537 W 56th Ave	BUILDING 6 505 W 56th Ave
Size (SF)	±158,097	±69,790	±62,160
Acres	±7.82	±3.61	±3.91
Clear Height	32'	32'	32'
Auto Stalls	149	61	59
Trailer Parking	—	—	—
Dock-High Doors	40	14	11
Drive-In Doors	4	2	2
Building Depth	210'	155'	205'
Power (AMPS)	3,000	3,000	4,000
Column Spacing	50' x 52'	47'-6" x 52'	48'-4" x 52'
Spec Office (SF)	TO SUIT	TO SUIT	TO SUIT



AREA OVERVIEW



DRIVE TIMES

- I-25 & I-70 INTERCHANGE
- DOWNTOWN DENVER
- DENVER INTERNATIONAL AIRPORT
- BOULDER
- FORT COLLINS

MAP LEGEND

- RTD LIGHT RAIL
- INTERCHANGE
- RTD STOPS





FOR MORE INFORMATION,
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