



Central
Park
Logistics
Center

Brookfield
Properties



9300 & 9400 E. 46th Place, Denver, CO 80238

A Superior Location.

Central Park Logistics Center is a brand new two-building industrial development in Denver's premier infill location. The two-building plan provides for cross-dock and front park/rear load designs with only 42,096 sq. ft. remaining. The project is registered with LEED certification.

Last Space Ready to Occupy March 1, 2024



NEWMARK

centralparklogistics.com

[view video ▶](#)



Two Buildings Totaling 695,899 Sq. Ft.

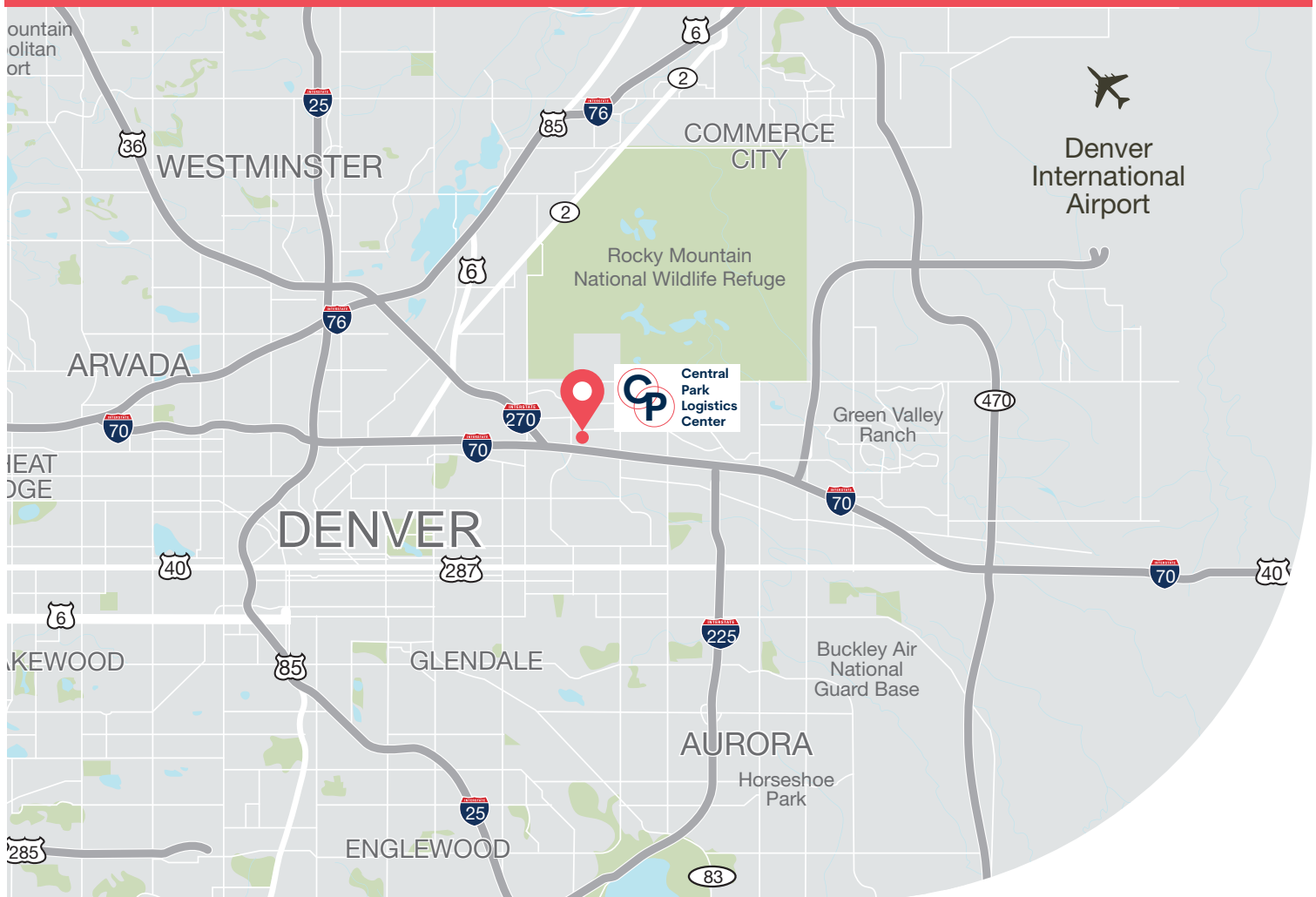
Prime Location

- Prime "last mile" location in metro Denver
- Immediate access to I-70 & close proximity to I-270, I-225 and E-470
- Highway visibility & signage opportunities
- Close proximity to numerous amenities, diverse housing opportunities, public transportation and strong workforce

Park Features

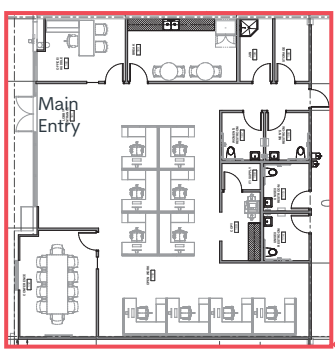
- Master plan with design guidelines ensuring a high image and consistent quality
- Buildings provide 32' & 36' clear and feature energy efficient modern design, 60 mil TPO "Cool Roofs", clerestory windows providing natural light
- ESFR sprinkler systems
- Modern truck courts with ample car and trailer parking
- Spec offices completed with core & shell building

New Class A development, strategically located at the NEC of Central Park Boulevard & I-70 with immediate interstate access.





2,500± Spec Office is now under construction.
March 1, 2024 Occupancy



This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

9300 E. 46th Place, Denver, CO

Building 1

- Total Available: 42,096 sq. ft.
- Office Size: 2,500± spec
- Dock Doors: 9 (9' x 10'), 4 with levelers
- Drive-In Doors: 0 (can be added)
- Auto Parking: 50±
- Power: 277/480 V, 3 Ph, 400 Amps
- Clear Height: 32'
- Sprinkler: ESFR
- Lighting: LED
- Column Spacing: 50' x 54', 60' speed bay
- Floor Slab: 6" reinforced concrete
- Truck Court: 200' with 60' concrete apron

9400 E. 46th Place, Denver, CO

Building 2

- Total Available: 494,398 sq. ft.
- Divisible Size: 100,000± sq. ft.
- Office Size: 5,900 sq. ft. spec (expandable)
- Dock Doors: 83 (9' x 10'), 40 with levelers
- Drive-In Doors: 4 (12' x 14')
- Auto Parking: 259 spaces
- Trailer Parking: 61
- Power: 277/480 V, 3 Ph, 4000 Amps
- Clear Height: 32'
- Sprinkler: ESFR
- Lighting: LED
- Column Spacing: 55' x 54', 60' speed bay
- Floor Slab: 7" reinforced concrete
- Truck Court: West: 200' with 60' concrete apron
East: 185' with 60' concrete apron



Contacts

Mike Wafer, SIOR
D 303.260.4242
mike.wafer@nrmk.com

Mike Wafer Jr.
D 303.260.4407
mike.waferjr@nrmk.com

Tyler Solomon
D 404.824.5064
tyler.solomon@brookfieldproperties.com

NEWMARK

nrmk.com

brookfieldproperties.com/logistics