

# NORTH CENTRAL LOGISTICS CENTER

NORTH CENTRAL MARKET

7450 Clayton St.  
Denver, CO 80229



FOR LEASE

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

±59,362 SF

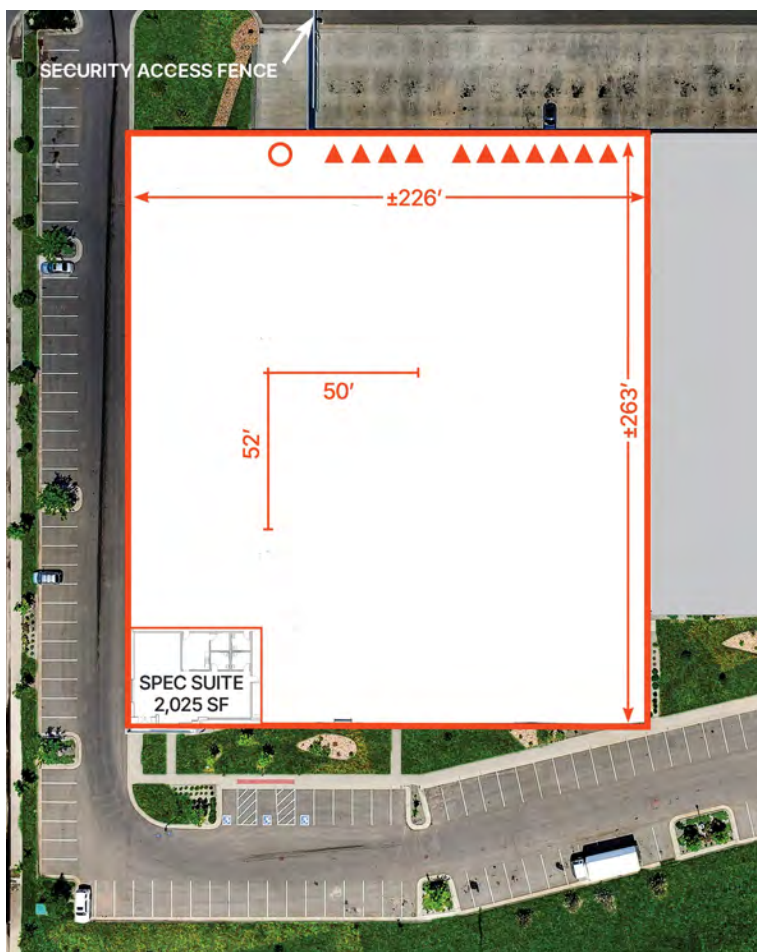
UNIT 100



LEASED BY







## STRATEGIC LOCATION. MODERN DESIGN.

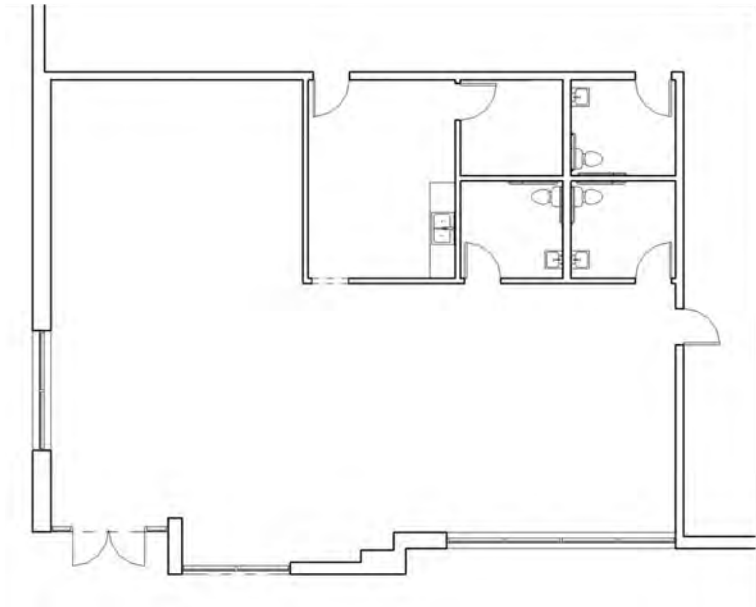
North Central Logistics Center offers an opportunity to lease space in Denver's most strategic infill location. Designed for distribution and logistics users, the property combines modern design with exceptional access to major interstates and proximity to Denver's core. This highly functional facility is ideal for companies seeking efficiency, visibility, and access to the metro's growing labor and consumer base.

Available	59,362 SF
Base Rate	\$10.95/SF/YR
NNN	\$4.92/SF/YR

→ Located within minutes of dense residential neighborhoods and RTD transit lines, offering strong access to a qualified workforce for warehouse and logistics operations.

→ Move-in ready office.





## BUILDING FEATURES

Office	±2,025 SF
Loading	11 Docks; 1 Drive-In (12'x14')
Clear Height	±32'
Power	800 Amps; 277/480V (TBV)
Sprinkler	ESFR
Parking	91+ Striped
Column Spacing	52'x50'
Zoning	I-1 Adams County
Truck Court	Fenced and Secured
Data	Comcast/Century Link

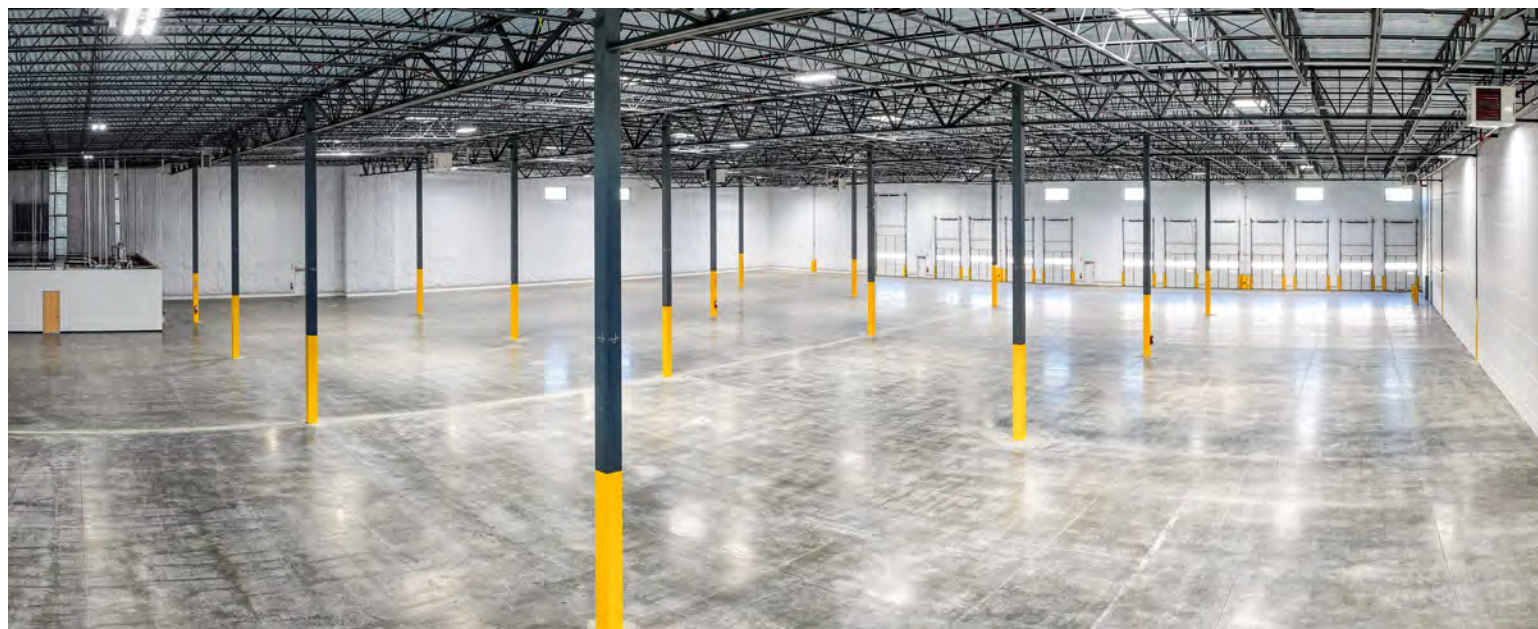
NCLC combines new construction with smart design and direct access to Denver's core. It's one of the few options that delivers high-end functionality for mid-size users — without sacrificing quality or connectivity.

FOR LEASE

**±59,362 SF**

- 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.
- Situated within Unincorporated Adams County and the Enterprise Zone offering numerous tax benefits and business incentives.
- Access 82% of Metro Denver's population within a 30 minute drive time.







# Committed to Driving Value for Our Customers

## Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

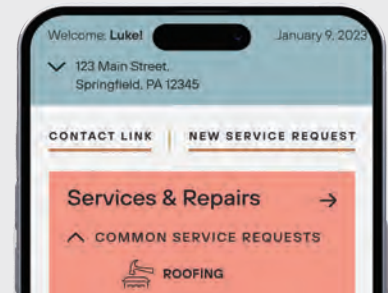


## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million  
Square Foot  
Portfolio

## Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



# CONTACT INFORMATION



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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.



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