

# Quantum 56

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



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

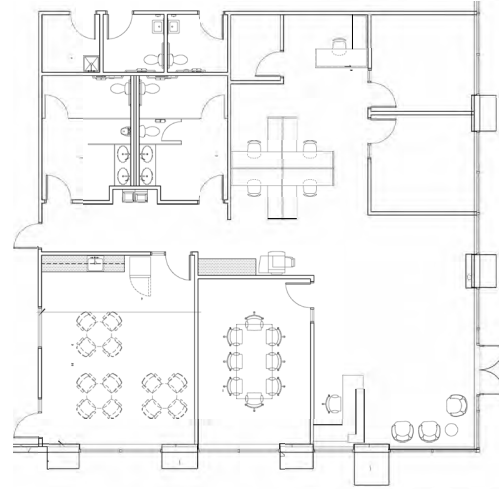
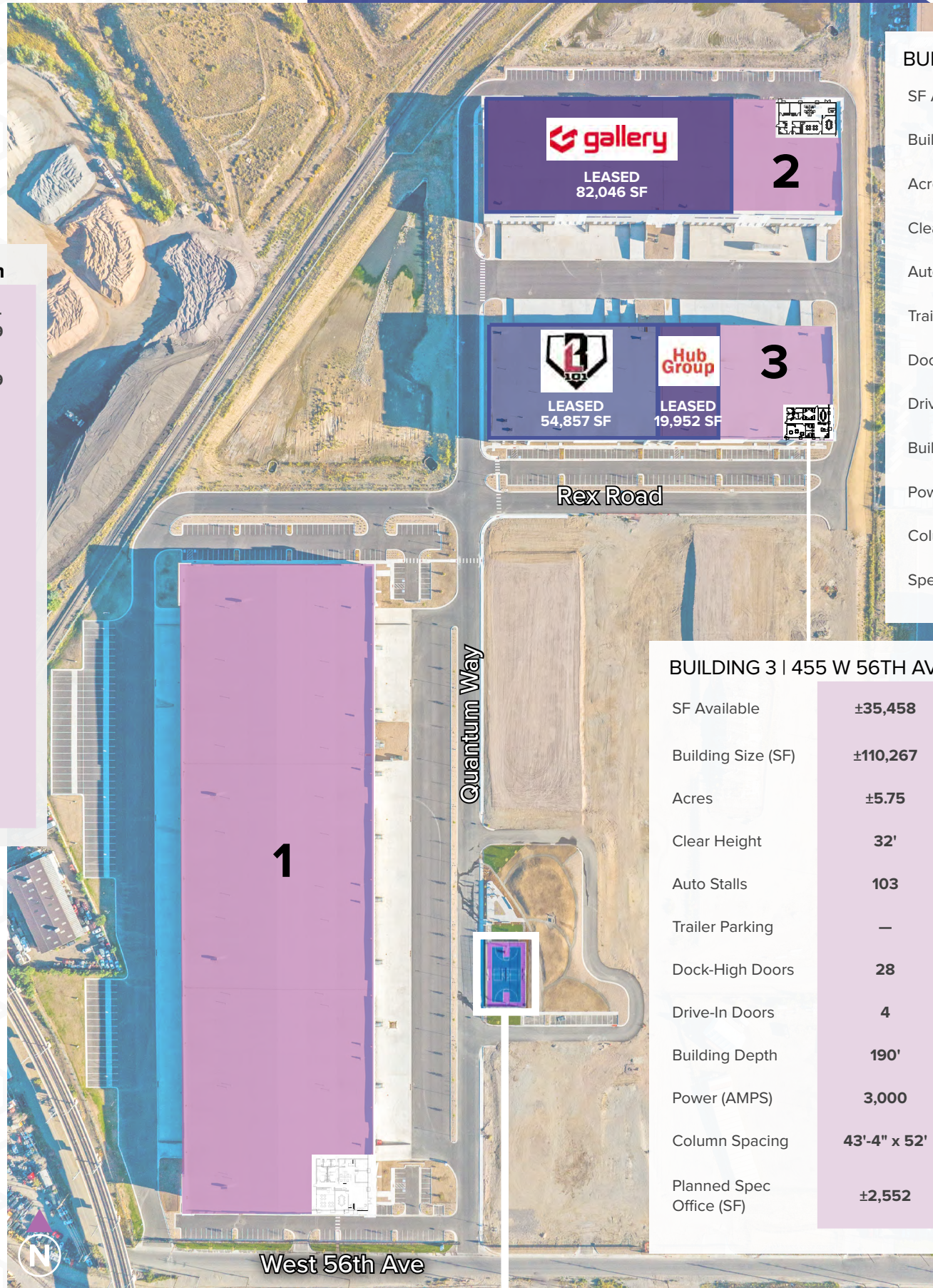
**PHASE 2 AVAILABLE FOR BUILD TO SUIT**  
**FOR SALE OR LEASE**

**Hines + CBRE**

# BUILDING SPECIFICATIONS

## PHASE 1 - CONSTRUCTION & SPEC SUITES COMPLETE!

3 Buildings | ±35,458 - 428,058 SF Available For Lease

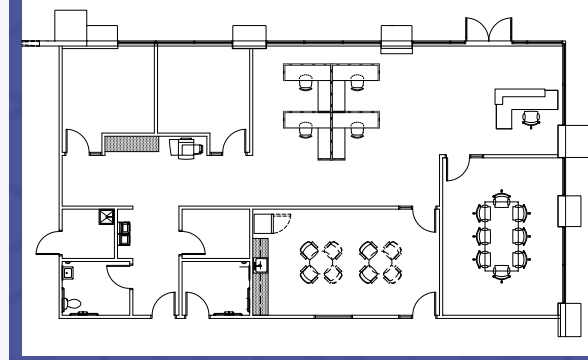


**BUILDING 1 | 601 W 56th**

SF Available	±89,742 - ±352,029
Building 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

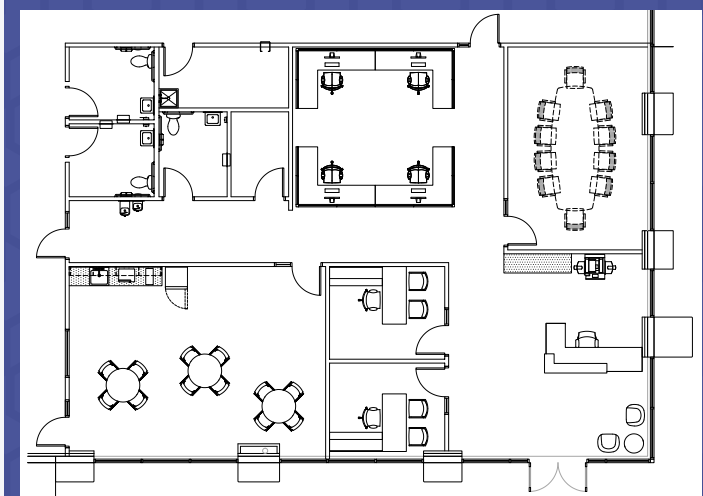
**BUILDING 2 | 485 W 56TH AVE**

SF Available	±40,571
Building 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	±35,458
Building 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)	±2,552



SCAN FOR INTERACTIVE BAY CALCULATOR















# PHASE 2

Available for Build To Suit  
For Sale or Lease

FULLY SECURED  
AND FENCED SITE



# 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



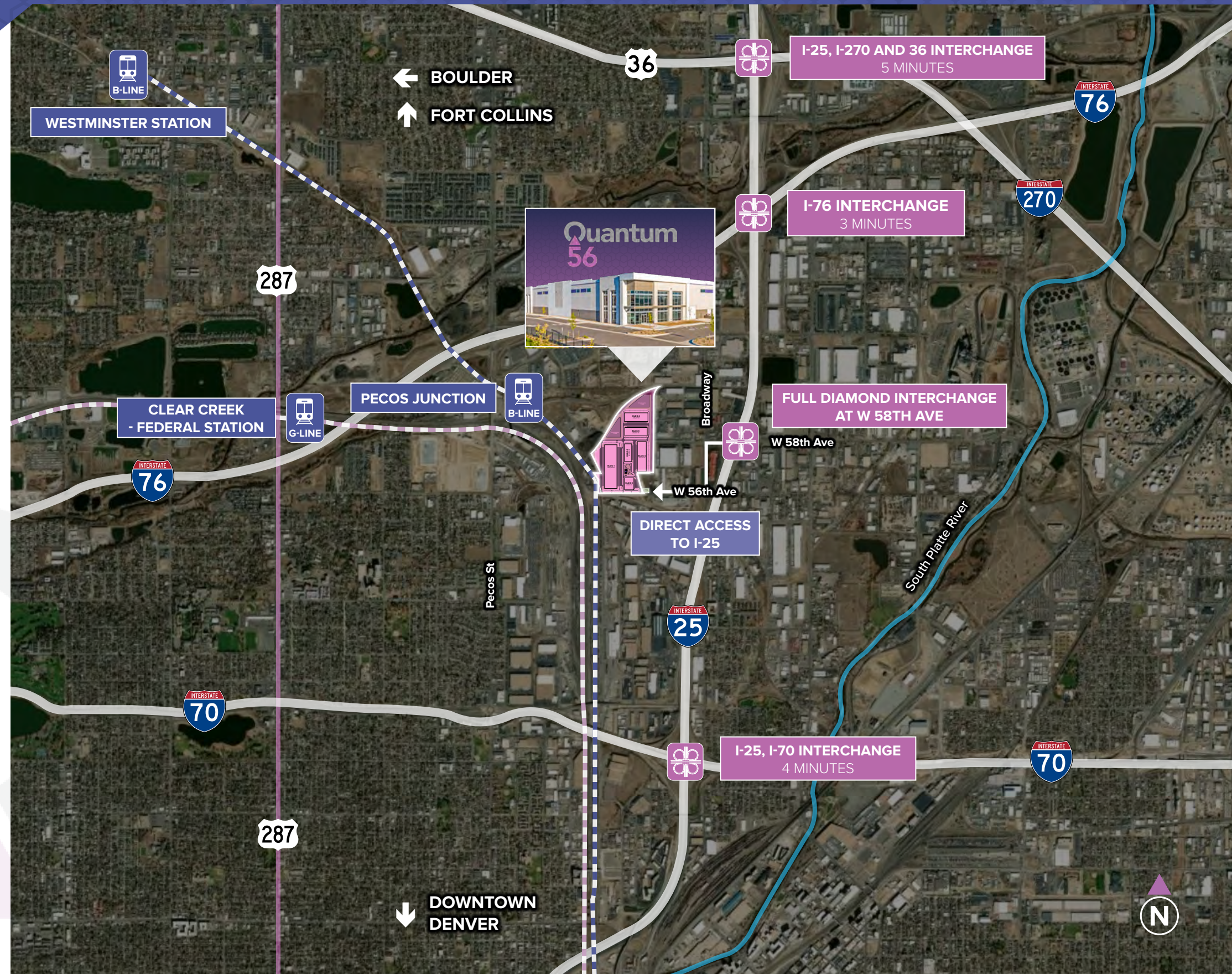
FORT COLLINS

## MAP LEGEND

RTD LIGHT RAIL

INTERCHANGE

RTD STOPS





FOR MORE INFORMATION,  
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**56**

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**Hines + CBRE**

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