

70 Acres Zoned Industrial Jefferson County

Candelas Pkwy

**Under
\$4.60/SF**

**18300 W Highway 72
Arvada, CO**

JEFFERSON ONE RESEARCH CENTER *Where Inventions Are Scaled Up*

- Two 3-inch Ralston Valley water taps included
- Distribution lines in place
- More than 64,000 SF of existing leasable space
- Total build-out might be 700,000 SF or more
- Lab space from 5,000 SF to 22,500 SF
- Jefferson Parkway planned to the east

**For more information visit:
<http://18300whighway72.com>**

For Sale - \$14,000,000

The information provided is from sources we deem reliable, but is not guaranteed and is subject to verification. CRESCO Properties, Inc. represents the Owner only and does not represent the Purchaser/tenant.



Located Northwest of Downtown Denver

CRESCO
PROPERTIES

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18300 West Highway 72, Arvada, CO



Skyfuel Demonstration Site



Main Lab



Lab Buildings



Maintenance



Administration Building



Lift Pipe Structure

Profit Opportunity



PAST INNOVATORS



TOSCO



PIONEER



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