



CATALYST INDUSTRIAL

15030 EAST FREMONT DR
CENTENNIAL, CO 80112



NOW UNDER CONSTRUCTION! ESTIMATED COMPLETION Q1 2026!



**NEARBY ACCESS TO
I-25 & E-470** Providing
connectivity to the
surrounding Denver MSA



NATIONAL DEVELOPER
with proven track record
in the southeast submarket



**HIGH-END, FLEXIBLE
BUILDING DESIGN**
for optimal divisibility
& tenant accommodations



**STRONG SURROUNDING
DEMOGRAPHICS**
& home to a sophisticated
tenant base

**188,054 SF
CLASS A INDUSTRIAL**

DESIGNED FOR THE MODERN INDUSTRIAL TENANT



MODERNIZE. ENHANCE. INNOVATE.

Designed for higher image, modern industrial users, Catalyst is situated for a multitude of industrial uses including warehousing, logistics, high tech manufacturing, aerospace and more. Capitalizing on a flexible design and substantial power already committed, Catalyst features prime divisibility options to suit tenant's varying needs ranging from 20,000 SF up to full building use.

Intentionally positioned in the southeast submarket where there is a growing need for well-designed shallow bay product, the property creates an advantage for industrial users. Tenants seeking to be surrounded by other sophisticated companies and strong labor demographics will find Catalyst to be the prime industrial southeast option.

DRIVE TIMES



8 MINUTES

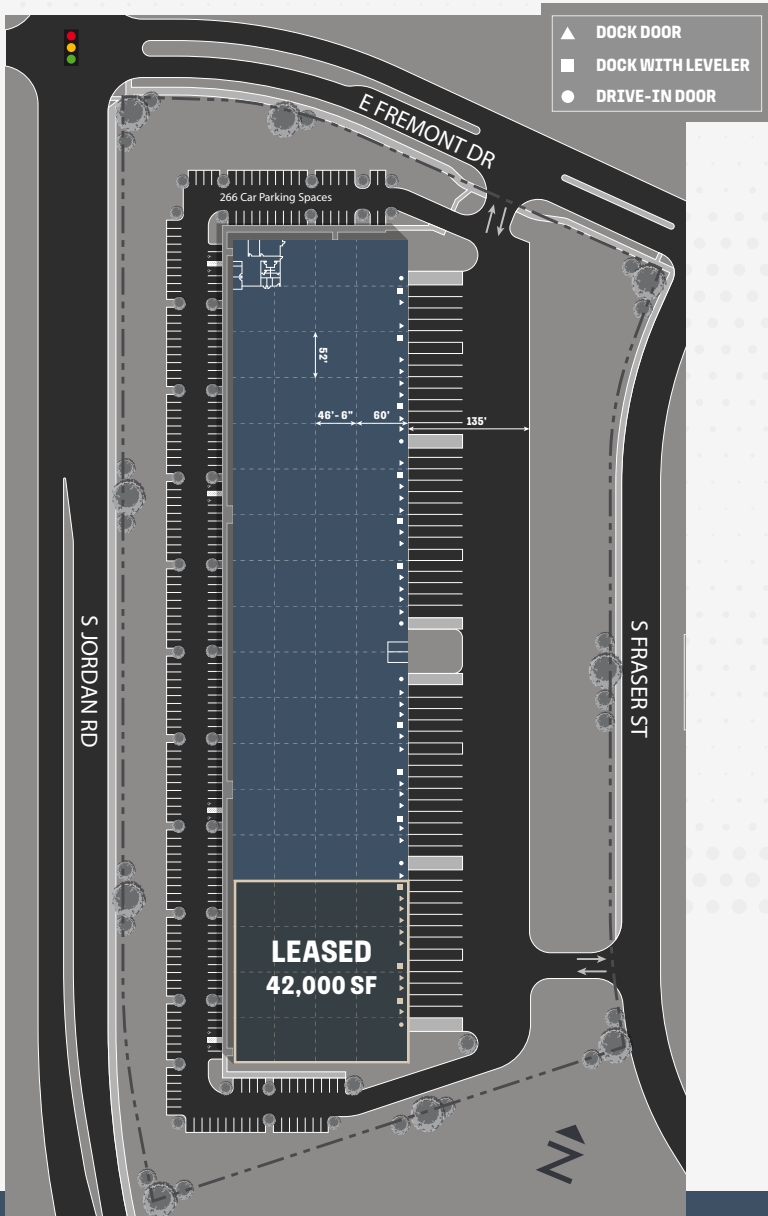


6 MINUTES



3 MINUTES

EFFICIENT DESIGN WITH AN ARRAY OF USERS IN MIND



BUILDING SIZE	188,054 SF
SF AVAILABLE	146,054 SF
DIVISIBILITY	± 20,000 SF
LOT SIZE	14.26 AC
SPEC OFFICE	2,800 SF
COLUMN SPACING	52' X 46'6" with 60' Speed Bays
TRUCK COURT DEPTH	135'
DOCKS AVAILABLE	21 doors (9 with levelers) 17 knockouts
DRIVE IN	5 doors available
CLEAR HEIGHT	32'
POWER	3,500 Amps/470 Volts/3 Phase Landlord has installed a second transformer pad with conduit for future power needs
CAR PARKING	135 stalls available
SPRINKLERS	ESFR
LIGHTING	LED
COUNTY	Arapahoe

H I C H I T S



Power provided by CORE power



Shallow bay design with efficient divisibility



Multiple points of ingress and egress



Abundant car parking

SURROUNDING AMENITIES & INDUSTRIAL TENANTS

● RETAIL

- Nordstrom
- Macy's
- Apple
- Dillard's
- Crate & Barrel
- The North Face
- Lululemon
- Arhaus
- Orvis
- Topgolf
- IKEA
- Walmart
- Target
- Lowe's
- The Home Depot
- REI
- Koala Kare
- RSD
- Target
- Ulta Beauty
- Old Navy
- DSW
- Homegoods
- Marshalls
- Message Envy
- Ross Dress For Less
- Spectrum
- American Furniture Warehouse
- King Soopers
- Liberty Media
- Amazon Fresh
- Olympic Metals

● DINING

- Yard House
- Viewhouse
- Subway
- Outback Steakhouse
- Wing Boss
- Dickey's Barbecue Pit
- Culver's
- Cheddar's
- Five Guys
- Red Robin
- Freddy's
- Panera Bread
- Chipotle
- Starbucks

● CORPORATE NEIGHBORS

- S&P Global
- Boeing
- Comcast
- Boom
- HCA Healthcare
- Digicomm International
- Roadsafe
- Servpro
- FedEx
- Red Bull
- Safran Defense & Space, Inc.





CATALYST INDUSTRIAL

15030 EAST FREMONT DR
CENTENNIAL, CO 80112



ABOUT OPUS GROUP[®]

THE OPUS GROUP[®] IS A FAMILY OF COMMERCIAL REAL ESTATE DEVELOPMENT, CONSTRUCTION AND DESIGN COMPANIES WITH AN EXCESS OF 3,300 PROJECTS TOTALING MORE THAN 342 MILLION SQUARE FEET.

OPUS OPERATES AS A MULTIDISCIPLINARY TEAM WITH EXPERTISE IN DEVELOPMENT, CAPITAL MARKETS AND FINANCE; PROJECT MANAGEMENT AND CONSTRUCTION; AND ARCHITECTURE, ENGINEERING, AND INTERIOR DESIGN. WITH OPUS' UNIQUE ONE TEAM APPROACH FROM PROJECT INCEPTION THROUGH COMPLETION, ITS INTEGRATED DESIGN-BUILD MODEL HAS PROVEN RESULTS, DELIVERING SPEED, COST SAVINGS, AND THE BEST OVERALL VALUE.

188,054 SF
CLASS A INDUSTRIAL

EXCLUSIVELY LISTED BY:

DANIEL CLOSE, SIOR

Senior Vice President
+1 303 946 3285
daniel.close@cbre.com

TODD WITTY, SIOR

Senior Vice President
+1 303 725 7189
todd.witty@cbre.com



2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2025