

159,279 SF

Industrial Space For Lease



Prologis Park Central - Building 2

6050 Washington Street
Denver, Colorado 80216

Location

- Strategic Central Denver location
- Excellent access to I-25, I-70, I-76, I-270 and US 36
- Minutes from Downtown Denver
- Only 1.8 miles from BNSF Intermodal and 3.1 miles from UP Intermodal

Facility

- Building Size: 384,442 SF
- Available: 159,279 SF
- Office-to-suit (spec office planned)
- LEED Certification
- Energy efficient building features and design
- Divisible to 50,342 SF
- (35) 9'x10' Dock-high doors
- Auto parking ratio: 0.59 : 1,000 SF, can be expanded
- 26 Trailer stalls; can be expanded
- 36' Minimum clear height
- Electrical Power: 1,600 Amps, 277/480 Volts, 3-phase

Advantages and Amenities

- Premier 700,000 SF master planned industrial park
- Rare, large Class A bulk warehouse in Central Denver
- Low property tax mill levy resulting in quantifiable operating expense savings
- Unincorporated Adams County location with low sales tax rates benefiting tenants
- Variety of economic incentives available including Enterprise Zone
- Close proximity to an abundant workforce and public transportation
- Avoids the Central 70 four-year construction project on East I-70

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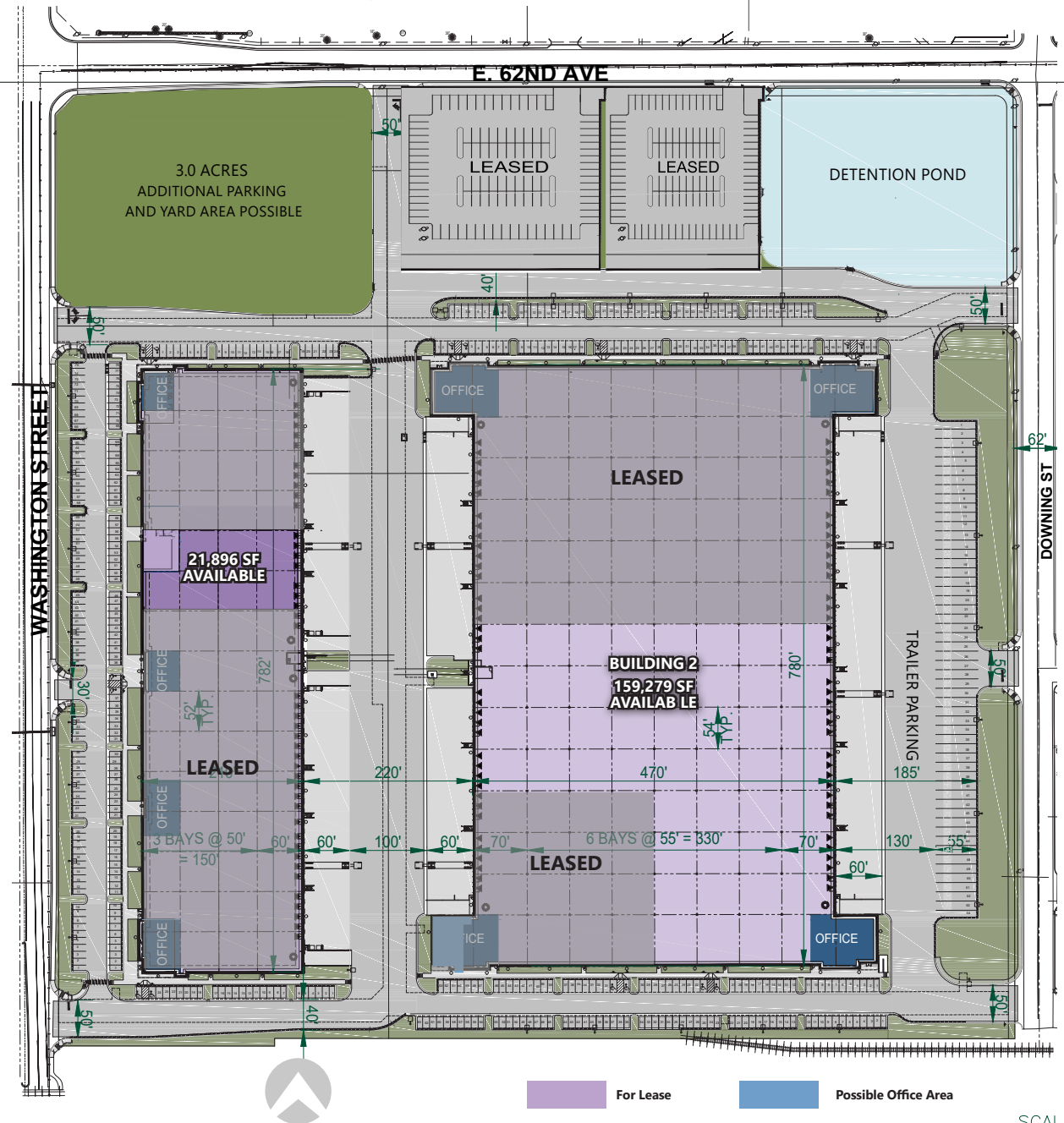
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 687 million square feet (64 million square meters) owned and under management in 19 countries on four continents.



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For Lease Possible Office Area