

383,104 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

- 383,104 SF speculative development for lease
- Office-to-suit (spec office suite recently completed)
- LEED Certification
- Energy efficient building features and design
- Divisible to 70,819 SF
- 75 9'x10' Dock-high doors
- 4 13'x14' Drive-in doors
- 225 Auto stalls; 54 trailer stalls; parking area can be expanded
- 36' Minimum clear height
- Electrical Power: 4000 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

383,104 SF

Industrial Space For Lease



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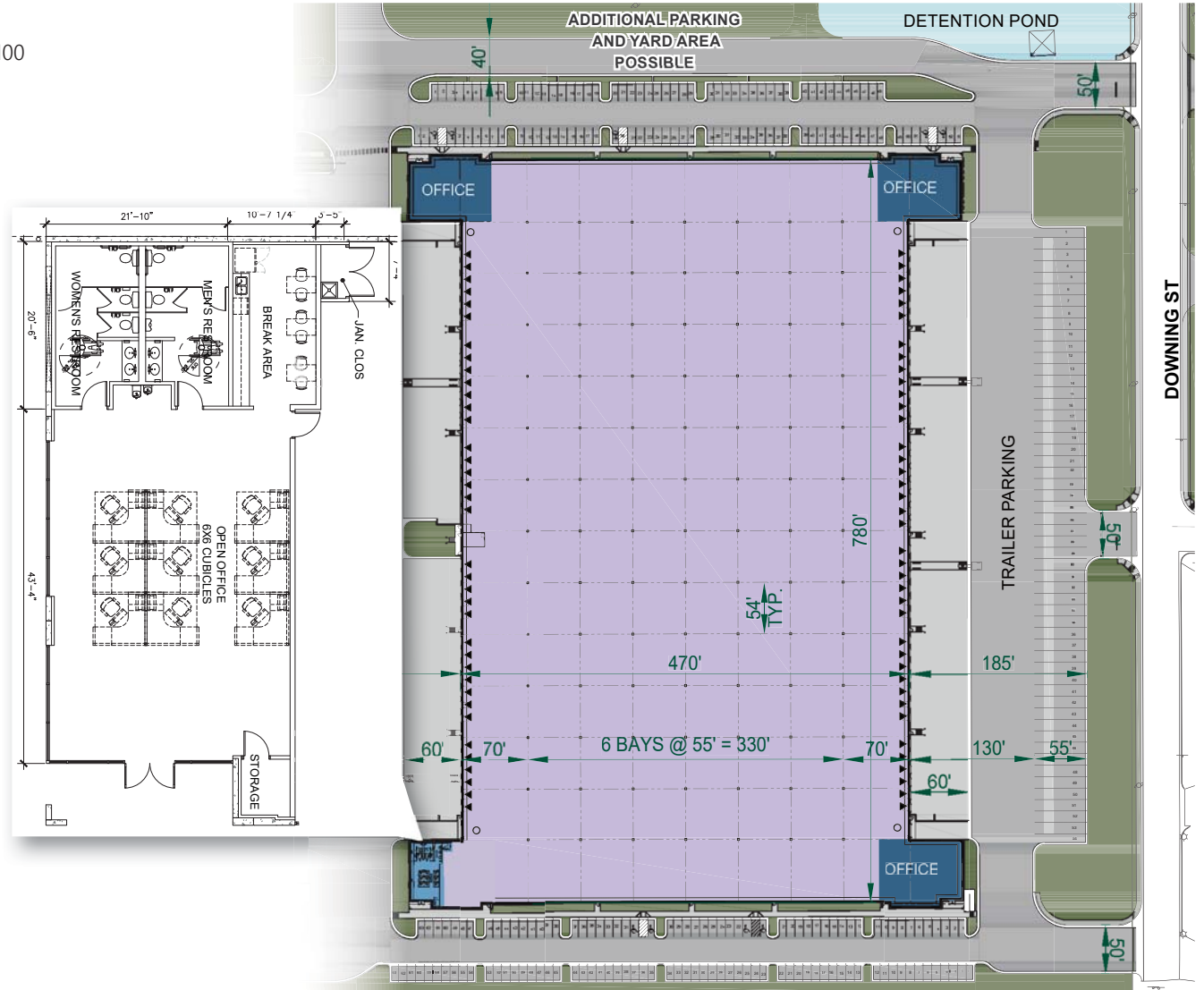
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 687 million square feet (64 million square meters) owned and under management in 19 countries on four continents.



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For Lease

Possible Office Area