

22,020 SF

Industrial Space For Lease



Prologis Pecos Distribution Center

5330 Pecos Street
Denver, Colorado 80221

LOCATION

- Strategic central Denver location
- Excellent access to I-25, I-70, I-76, I-270 and US 36
- Minutes from downtown Denver
- Avoids the Central 70 four-year reconstruction project on East I-70

FACILITY

- Available space: 22,020 SF
- Office: 5,990 SF
- 24' Clear height
- 5 Dock-high doors (2 with levelers)
- 1 Drive-in door (9' x 10')
- ESFR Sprinkler
- Parking ratio: 1.07 : 1,000 SF
- I-2 Zoning

ADVANTAGES AND AMENITIES

- 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
- Central Denver location provides excellent labor supply with a population of 2.1 million within a 15-mile radius

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Steve Hager
Managing Director
steve.hager@cushwake.com
+1 303 813 6446

Cushman & Wakefield
1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

Matt Trone, SIOR
Managing Director
matt.trone@cushwake.com
+1 303 813 6426

cushmanwakefield.com

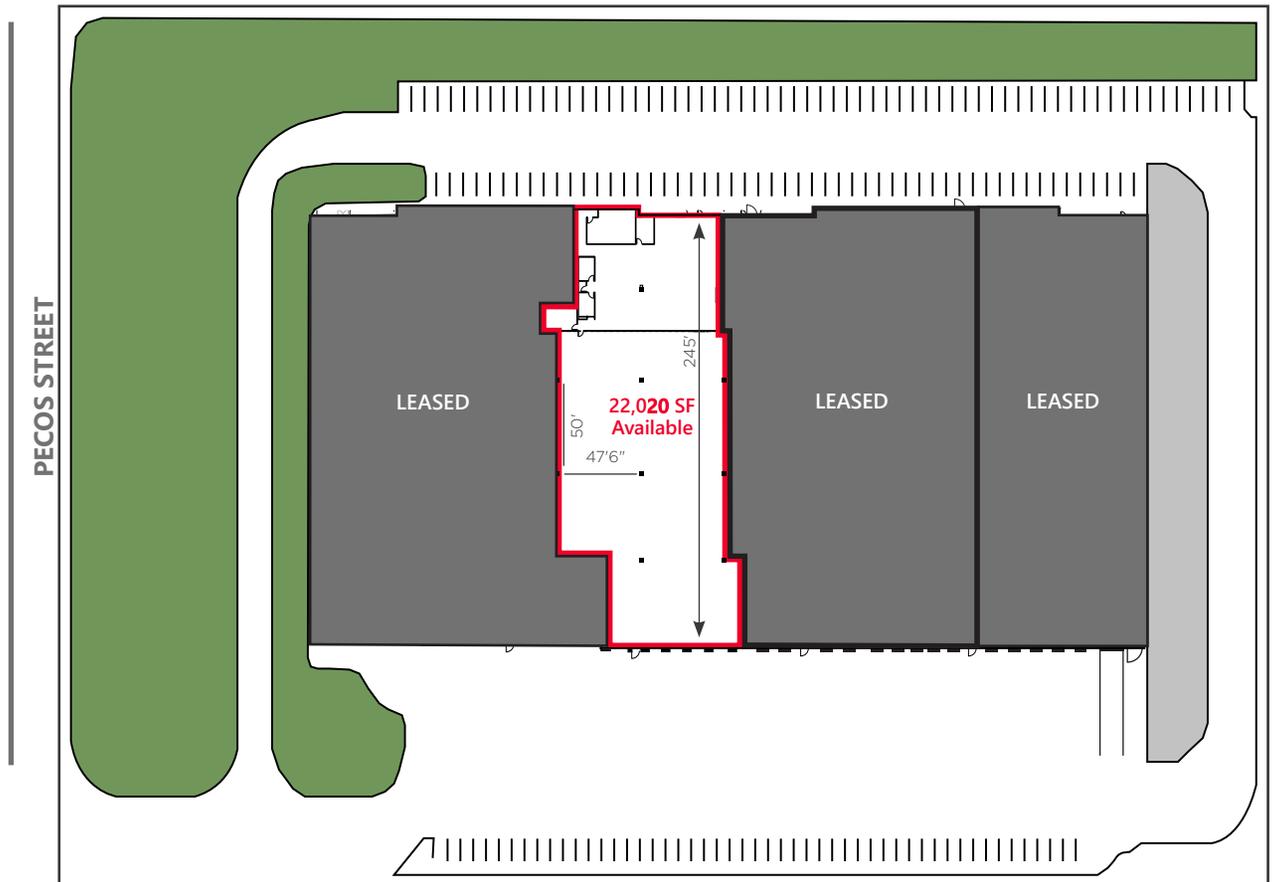
Joey Trinkle
Senior Associate
joey.trinkle@cushwake.com
+1 303 312 4249

Keiffer Garton
VP, Market Officer
kgarton@prologis.com
+1 303 567 5193

Corporate Headquarters
Pier 1, Bay 1
San Francisco, CA 94111
Main: +1 415 394 9000
info@prologis.com

Americas Headquarters
1800 Wazee Street
Suite 500
Denver, CO 80202
Main: +1 303 567 5000
Toll-free: +1 800 566 2706

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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