

# ±112,464 SF

Industrial Space For Lease



## Stapleton Business Center | Building 3



4735 Florence Street, Building 3  
Denver, Colorado 80238 USA



### LOCATION

- Easy access to I-70 via Central Park Blvd and Havana Street
- Close proximity to numerous retail amenities
- 10 miles to Denver International Airport
- 14 miles to Downtown Denver

### FACILITY

- ±112,464 SF (divisible)
- ±7,641 SF office space
- 30' clear height
- 20 Dock-Doors (9' x 10') all with hydraulic pit levelers
- One (1) Drive-In Door (12' x 14')
- ESFR sprinklers
- Up to 24 trailer parking stalls available with the ability to add 18 additional trailer parking stalls
- 117 Car Parking Stalls (1.04 :1,000)
- LED motion sensor lighting
- Ability to fence and secure site

### ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:

[Operations Essentials](#)

[Energy Essentials](#)

[Workforce Essentials](#)

[Mobility Essentials](#)

[Digital Essentials](#)

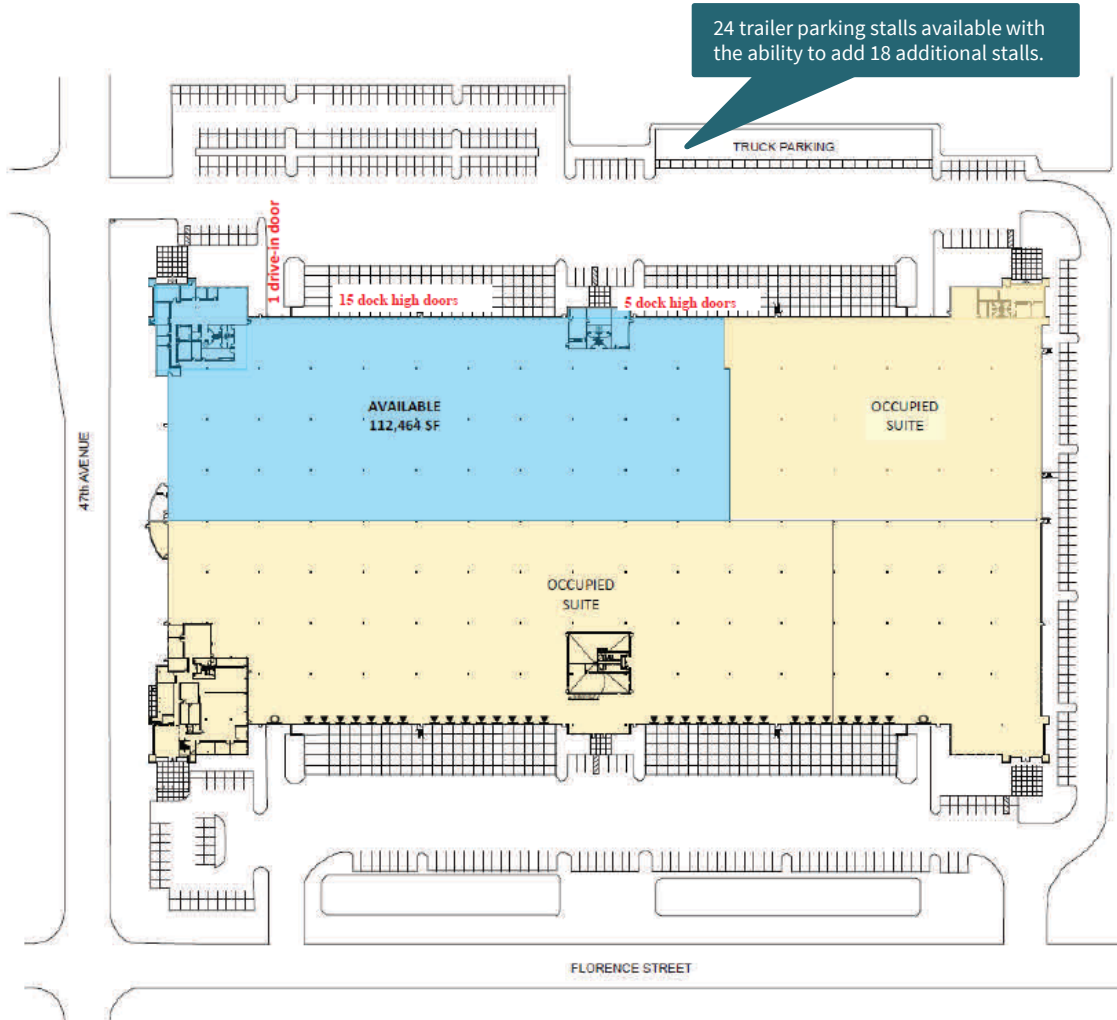
Your single-source service for efficient move-in and operations:  
[prologisessentials.com](http://prologisessentials.com)

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