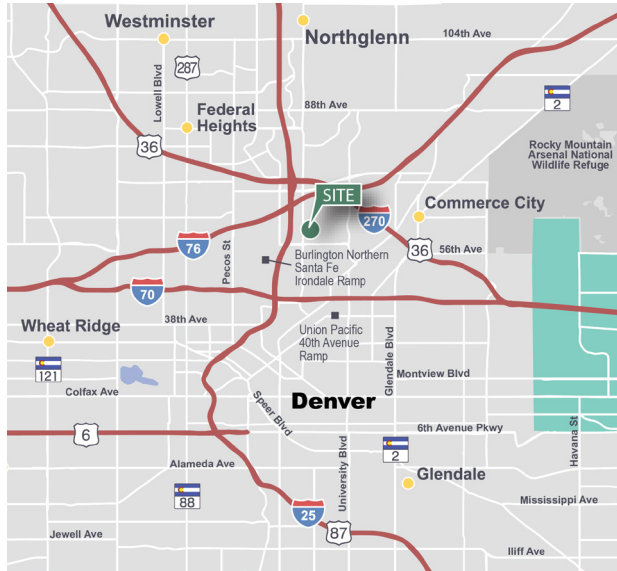


21,896 SF Industrial Space For Lease



Prologis Park Central - Building 1

6030 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: 166,345 SF
- Available: 21,896 SF
- Office-to-suit (Spec office in for permit)
- LEED Certification
- Energy efficient building features and design
- (7) 9' x 10' Dock-high doors (with mechanical pit levelers)
- Drive-in door possible
- Parking ratio: 1.2 : 1,000 SF
- 32' Minimum clear height
- Electrical Power: 277/480 Volts, 3-phase

Advantages and Amenities

- Premier 700,000 SF master planned industrial park
- 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

