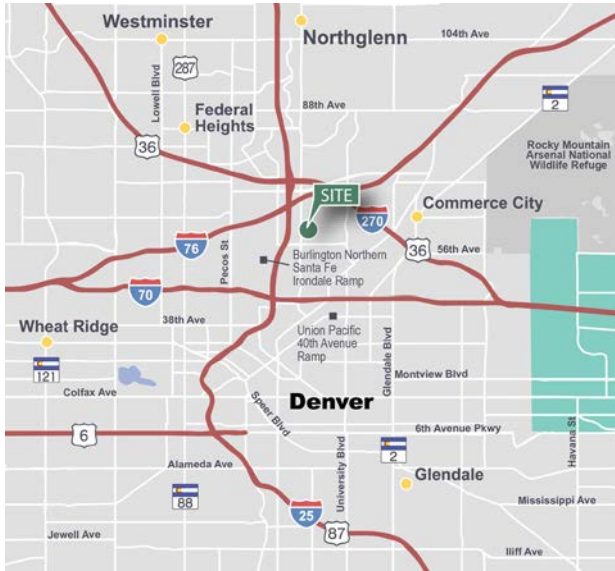


21,896 SF

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

21,896 SF

Industrial Space For Lease



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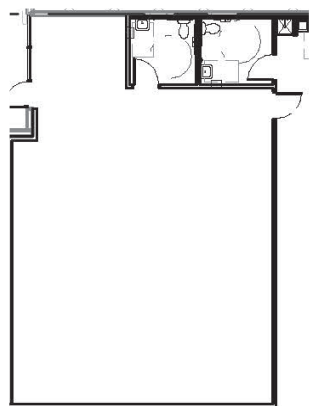
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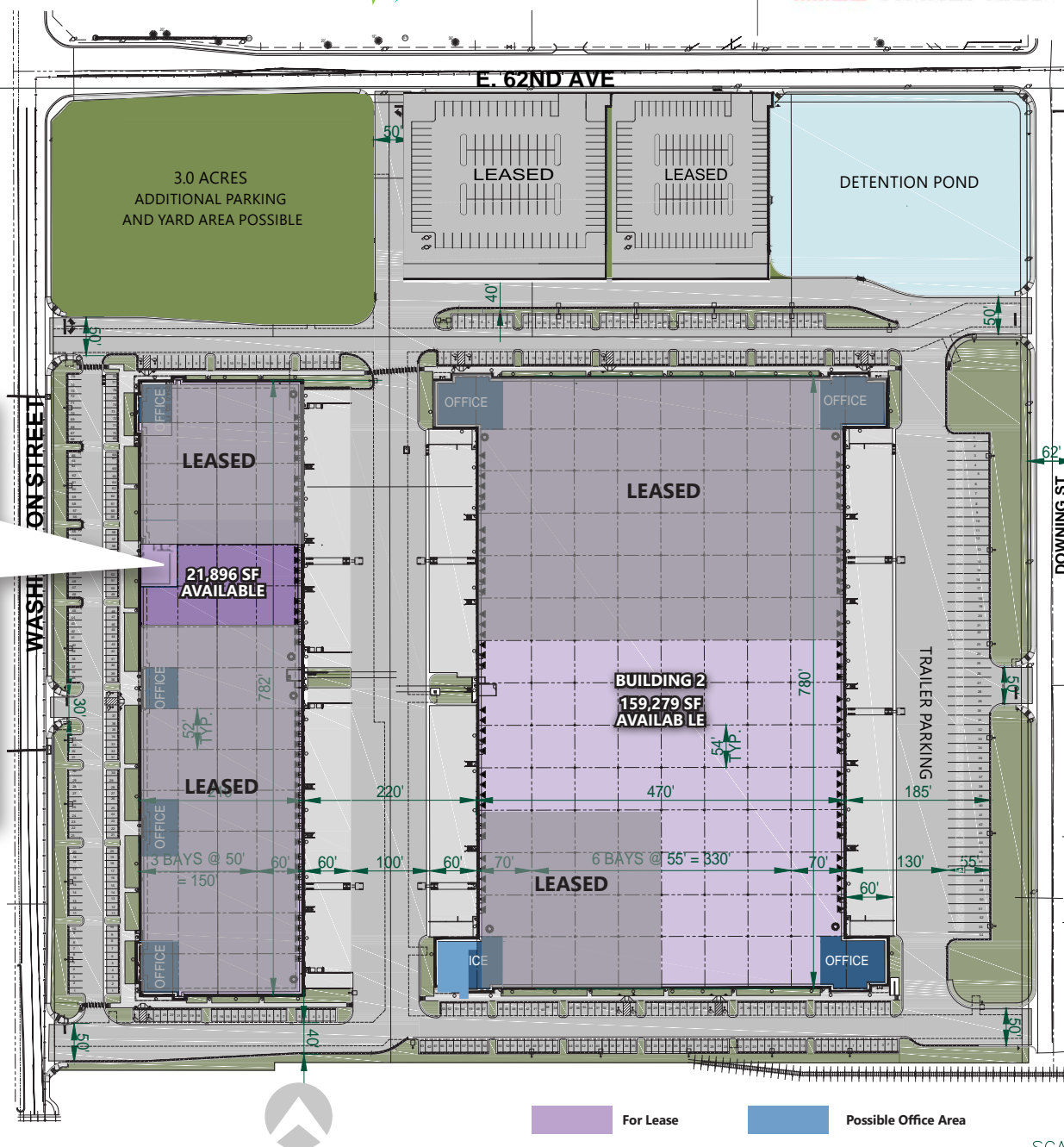
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Spec Office: 1,380 SF



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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