A Leader In Efficiency

133,602 SF | 5025 Florence Street, Denver, CO 80238 USA USA

PROLOGIS®



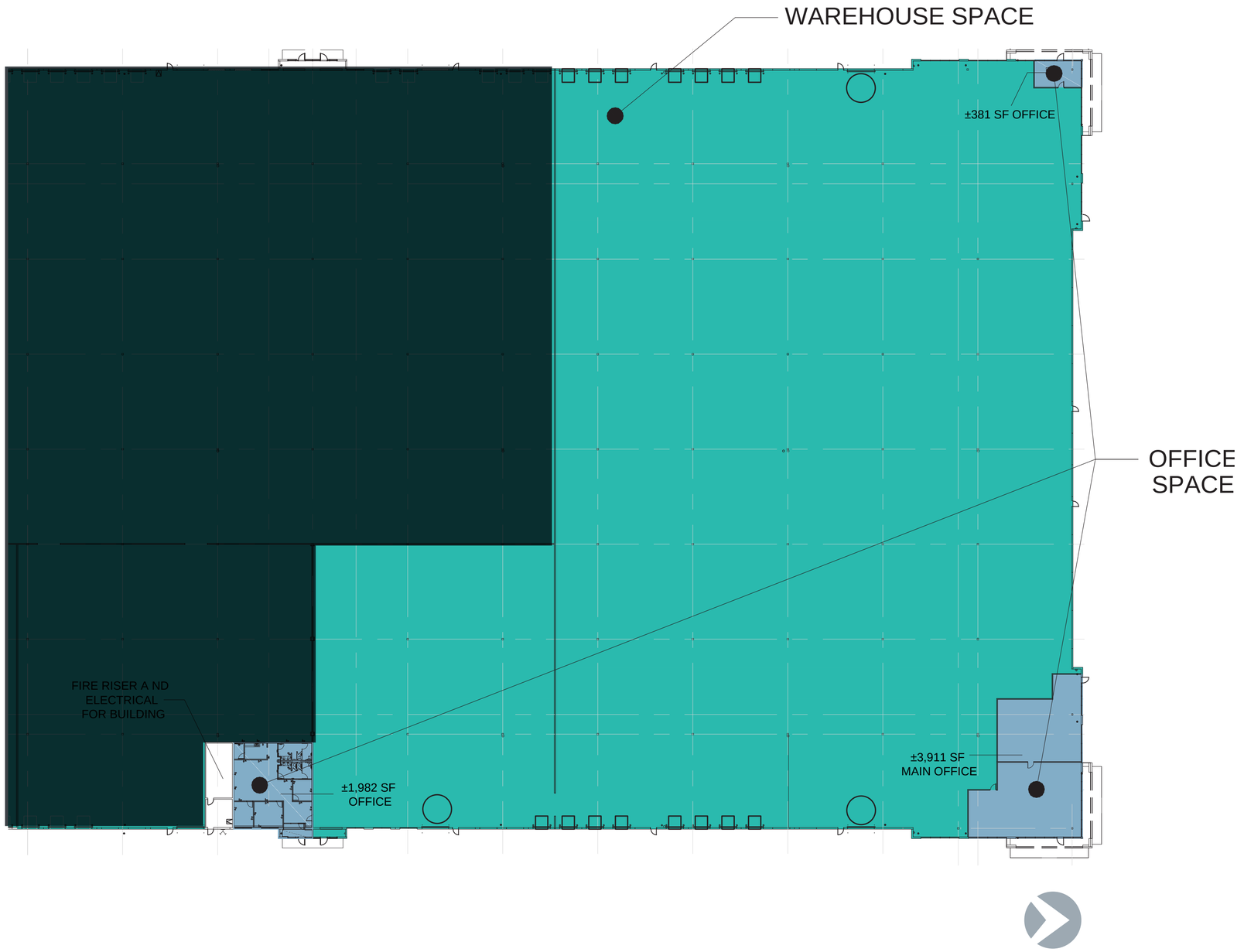
Prepped for Arrival

Take advantage of a rare, large block availability at Prologis Business Center, Building 2. Built in 1998, 5025 Florence St features a cross-dock configuration, including:

- 133,602 SF (divisible to ±55,000 or ±111,000 SF)
- Fifteen 9-foot by 10-foot dock high doors; all equpped with levelers (additional doors possible)
- Three 12-foot by 14-foot drive-in doors
- Up to 51 trailer parking spaces

Interior highlights:

- 30’ clear height (to be verified)
- ESFR sprinkler system
- 50-foot by 50-foot column spacing (approximately 49-foot speed bays)
- Multiple office suites totaling ±6,274 SF
- 400A electrical service (to be verified by an electrician)



Making Connections

Positioned on I-70, 5025 Florence Street balances interstate access and connectivity to the greater Denver Metro Area.

- Conveniently located in the heart of the Airport Central Submarket
- Located in the same park as major distribution hubs for Kroger, Bimbo Bakeries, Ford, HD Supply, Nestle Waters, Empire Distributors and Southern Carlson
- Easy Access to I-70, I-25, I-225, and I-70
- Two-day truck service from Denver reaches 22 states and nearly 72 million people
- <20 minutes to Denver International Airport and ±25 from Downtown Denver
- Bus line and rail station nearby





Destination: Denver

A Globally connected hub:

3rd
Busiest airport in the World
(Airport Council International)

$33.5B
Economic impact for the state
(CDOT)

7th
Best Mega Airport in the US
(Forbes 2023)

A continuing commitment to Engineering and Aerospace

#1
In the US For Private Aerospace Employment Concentration

#2
Highest Concentration of Trained Engineers

240,280
Direct and Indirect Jobs Supported

A Leader in Economic Growth

#2
Best places to start a business
(Forbes 2023)

6th
Best State to Find a Job
(US News 2023)

8th
Highest per-capita income
(CO Secretary of State 2023)

Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.



Prologis Essentials

Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

Progressive Logistics

Prologis Business Center Building 2

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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of June 30, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

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