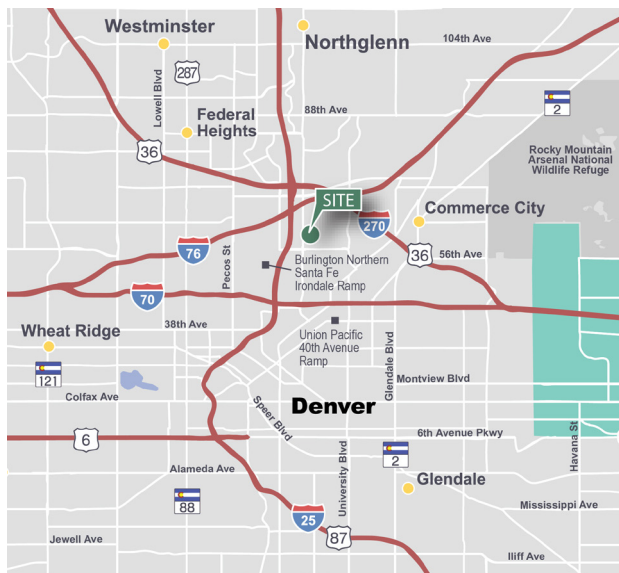


# 108,937 SF

## Industrial Space For Lease



### Prologis Park Central - Building 2

6050 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
- **±3 Acres Available for Additional Parking or Yard Area**



#### Facility

- Building Size: 384,442 SF
- Available: 108,937 SF
- Office-to-suit (spec office planned)
- LEED Certification
- Energy efficient building features and design
- (23) 9' x 10' Dock-high doors
- (1) 13' x 14' Drive-in door
- Auto parking ratio: 0.59 : 1,000 SF, can be expanded
- 26 Trailer stalls; can be expanded
- 36' Minimum clear height
- Electrical Power: 1,000 Amps, 277/480 Volts, 3-phase

#### Advantages and Amenities

- Premier 700,000 SF master planned industrial park
- Rare, large Class A bulk warehouse in Central Denver
- 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

# 108,937 SF

## Industrial Space For Lease



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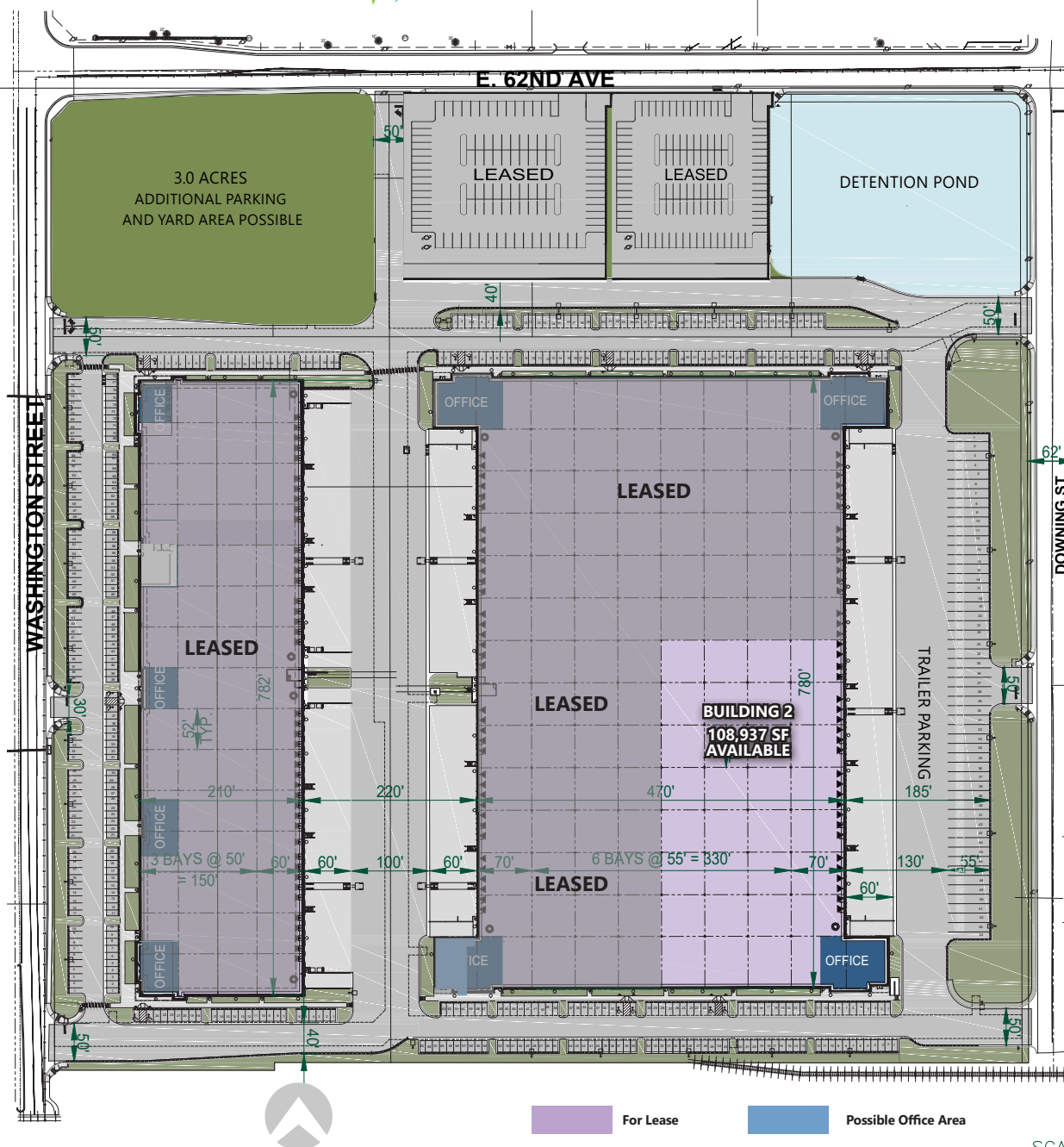
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 687 million square feet (64 million square meters) owned and under management in 19 countries on four continents.



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