

# 25,060 SF

## Industrial Space For Lease



### Peoria Distribution Center, Building 1

12000 East 45th Avenue  
Denver, CO 80239 USA

#### LOCATION

- Easy access to I-70 and I-225
- Close proximity to I-70 and I-76
- 10 miles to Denver International Airport
- 14 miles to Downtown Denver
- Near major hotels
- Prologis owned and operated

#### FACILITY

- 25,060 SF with 1,300 SF office
- ESFR sprinkler system
- 2 dock-high doors
- 1 drive-in doors
- 28' clear height
- 200 Amps, 480 V (in addition to the 150 Amps, 180 V to run the office area and lights)

#### ADVANTAGES AND AMENITIES

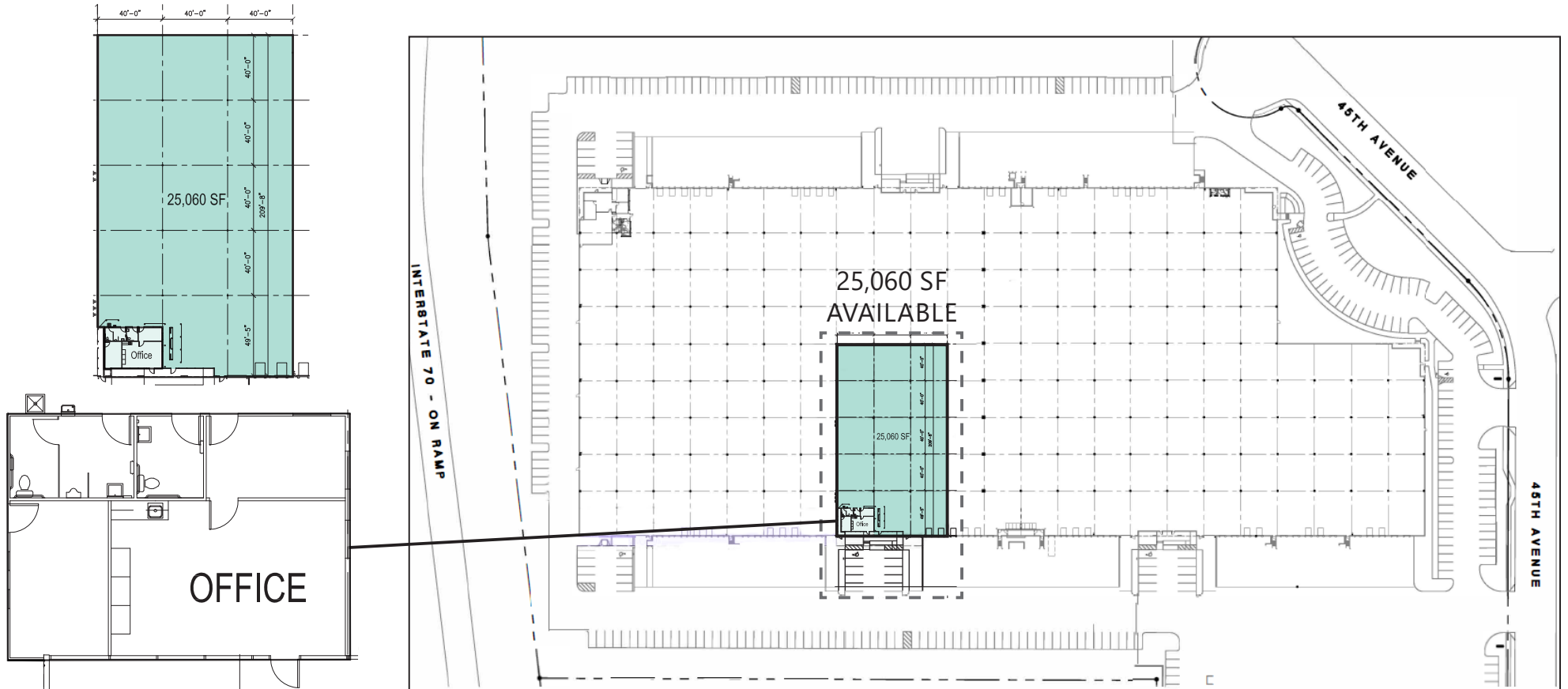
- Excellent visibility with frontage along I-70
- Immediate access to I-70 via Peoria Street
- Close proximity to restaurants and hotels

#### BASE RENT

- \$6.15/SF

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### Prologis

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# NEWMARK