

# 34,495 SF

## Industrial Space For Lease



## Prologis Pecos Distribution Center

5360 Pecos Street  
Denver, Colorado 80221

### LOCATION

- Strategic central Denver location
- Excellent access to I-25, I-70, I-76, I-270 and US 36
- Minutes from downtown Denver
- Avoids the Central 70 four-year reconstruction project on East I-70

### FACILITY

- Available space: 34,495 SF
- Office: Build-to-suit
- 24' Clear height
- 9 Dock-high doors (3 with levelers)
- ESFR Sprinkler
- Parking ratio: 1.07 : 1,000 SF
- I-2 Zoning

### ADVANTAGES AND AMENITIES

- 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
- Central Denver location provides excellent labor supply with a population of 2.1 million within a 15-mile radius

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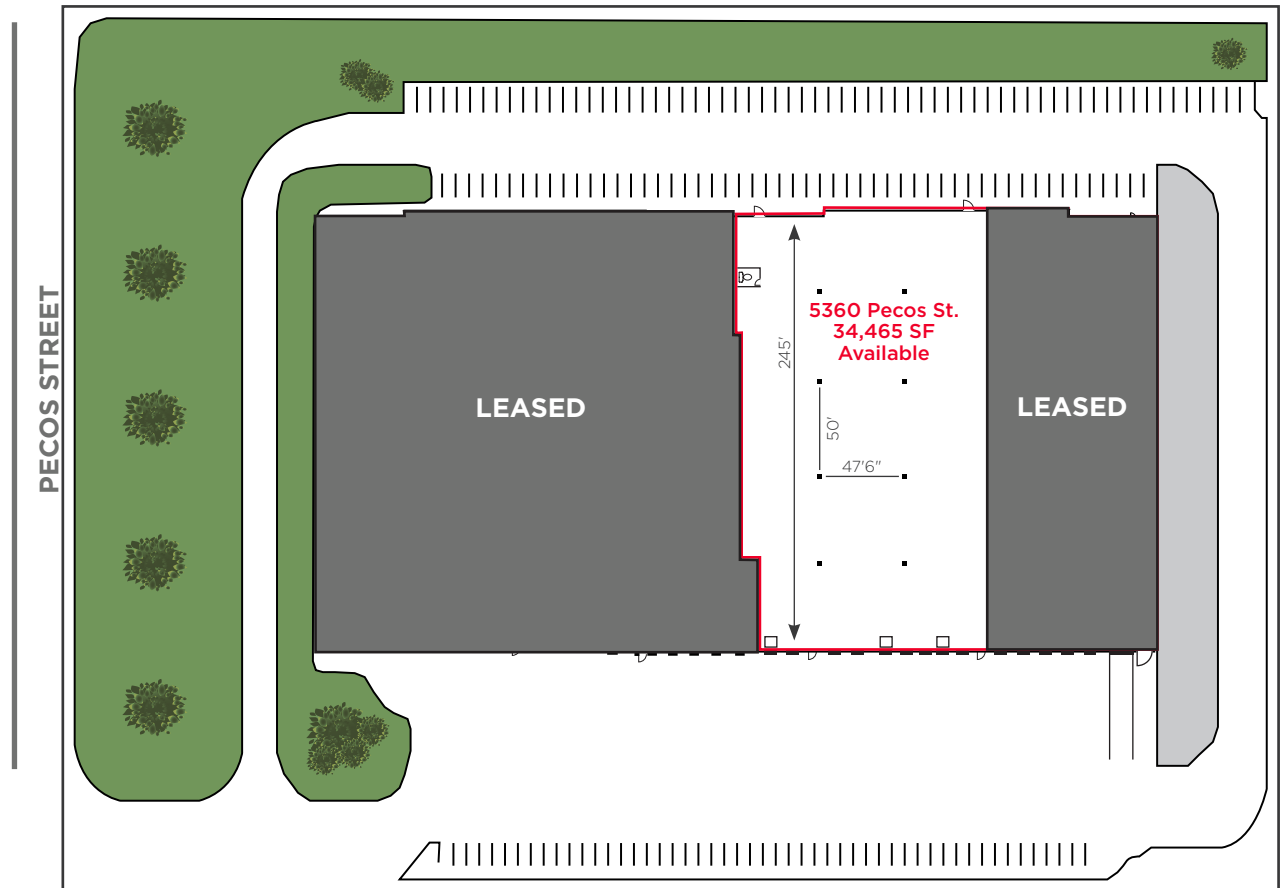
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 687 million square feet (64 million square meters) owned and under management in 19 countries on four continents.



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