

326,329 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

Facility

- Building Size: 384,442 SF
- Available: 326,329 SF
- Office-to-suit (1,944 SF spec office completed)
- LEED Certification
- Energy efficient building features and design
- Divisible to 70,819 SF
- 66 9'x10' Dock-high doors
- 3 13'x14' Drive-in doors, can be expanded
- Auto parking ratio: 0.59 : 1,000 SF, can be expanded
- 54 Trailer stalls; can be expanded
- 36' Minimum clear height
- Electrical Power: 4000 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

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Steve Hager
 Managing Director
 steve.hager@cushwake.com
 +1 303 813 6446

Matt Trone, SIOR
 Managing Director
 matt.trone@cushwake.com
 +1 303 813 6426

Joey Trinkle
 Senior Associate
 joseph.trinkle@cushwake.com
 +1 303 312 4249

Keiffer Garton
 Vice President
 kgarton@prologis.com
 +1 303 567 5193

Americas Headquarters
 1800 Wazee Street
 Suite 500
 Denver, CO 80202
 Main: +1 303 567 5000
 Toll-free: +1 800 566 2706

Cushman & Wakefield
 1401 Lawrence Street, Suite 11
 Denver, Colorado 80202

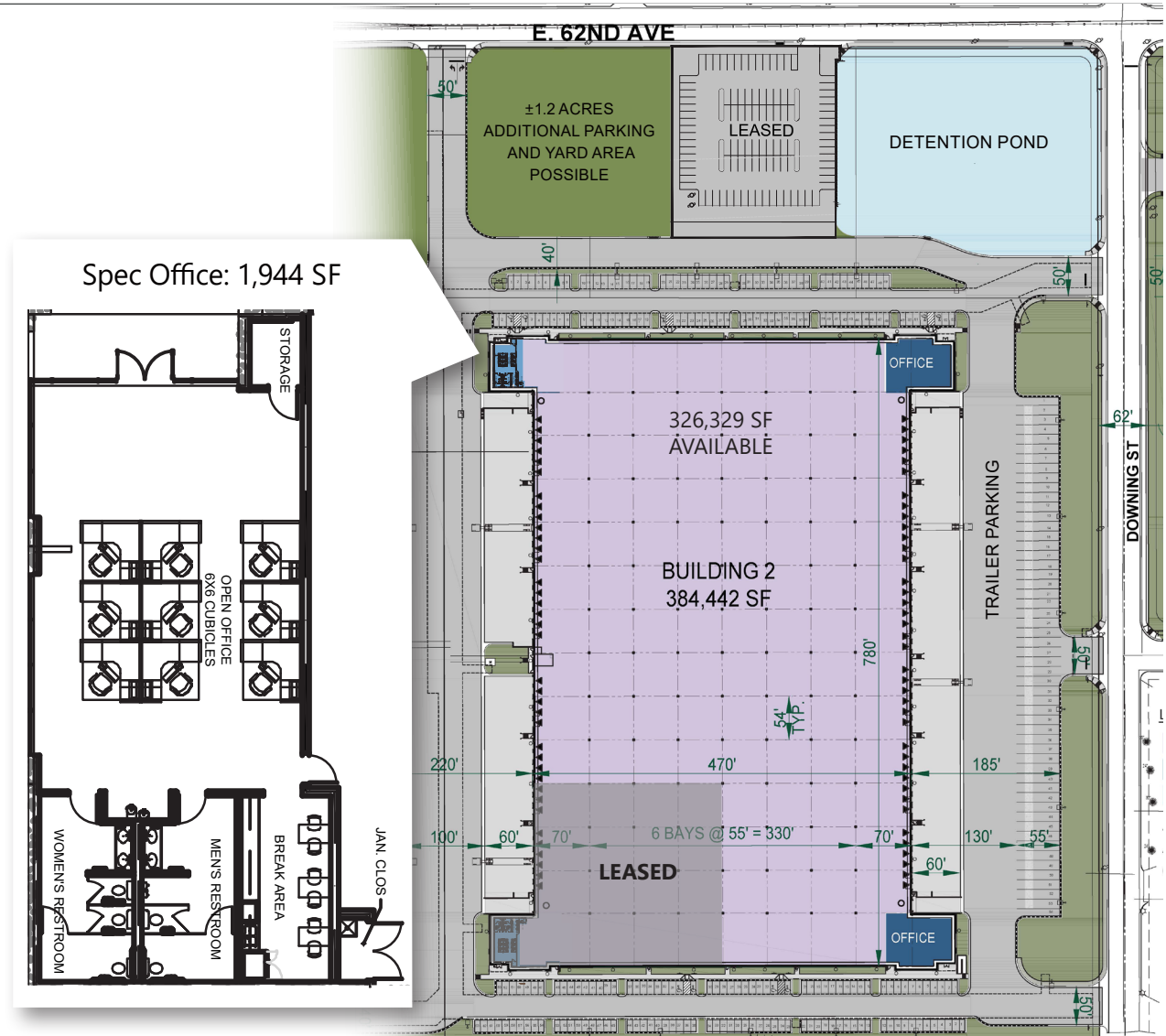
T +1 303 292 3700
 F +1 303 534 8270

cushmanwakefield.com

Brian Dietz
 VP, Investment Officer
 bdietz@prologis.com
 +1 303 567 5739

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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For Lease

Possible Office Area