

# 82,131 SF CLASS A

Industrial Space For Lease



## Prologis Summit Distribution Center

17851 E. 40th Avenue  
Aurora, CO 80011 USA



### LOCATION

- Easy access to I-70, I-225, I-25 and I-270
- Minutes to Denver International Airport
- Minutes to Downtown Denver
- Walking distance to light rail

### FEATURES

- 82,131 SF of industrial available immediately
- 168,029 SF building size
- 2,239 SF of spec office
- Class A
- 32' clear height
- (14) dock high doors; (10) with mechanical pit levelers
- (1) drive-in door
- (75) auto stalls; 1.10:1000 sf parking ratio
- (19) trailer stalls
- LED lighting in warehouse
- ESFR sprinkler system
- 400 amp/480 volt, 3 phase 4 wire electrical service (with the ability to add an additional 2,000 amp/480 volt capacity)
- Additional land for limited outside storage / trailer parking

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## CBRE

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