

143,000 SF (Divisible) Industrial Space Available



Prologis Broadway Distribution Center

6300 N. Broadway
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 1.5 miles from BNSF Intermodal and 3.8 miles from UP Intermodal
- I-25 Visibility and frontage
- Avoids the Central 70 four-year reconstruction project on East I-70

Facility

- Building Size: 143,000 SF
- Divisible to 42,900 SF
- 32' Clear height
- Column Spacing: 52' x 50' (Typical); 70' speed bay
- (24) 9' x 10' Dock-high doors
- (4) 13' x 14' Drive-in doors
- Auto Parking: 98 Stalls
- Trailer Parking: 39 Stalls
- ESFR Sprinklers
- LED Lighting
- Zoning: I-3
- Electrical Power: 2,500A, 277/480V, 3-phase

Advantages and Amenities

- Outstanding interstate visibility and tenant signage providing direct exposure to over 213,000 vehicles per day
- Central Denver location provides excellent labor supply with a population of 2.1 million within a 15-mile radius
- 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
- Planned LEED Certification

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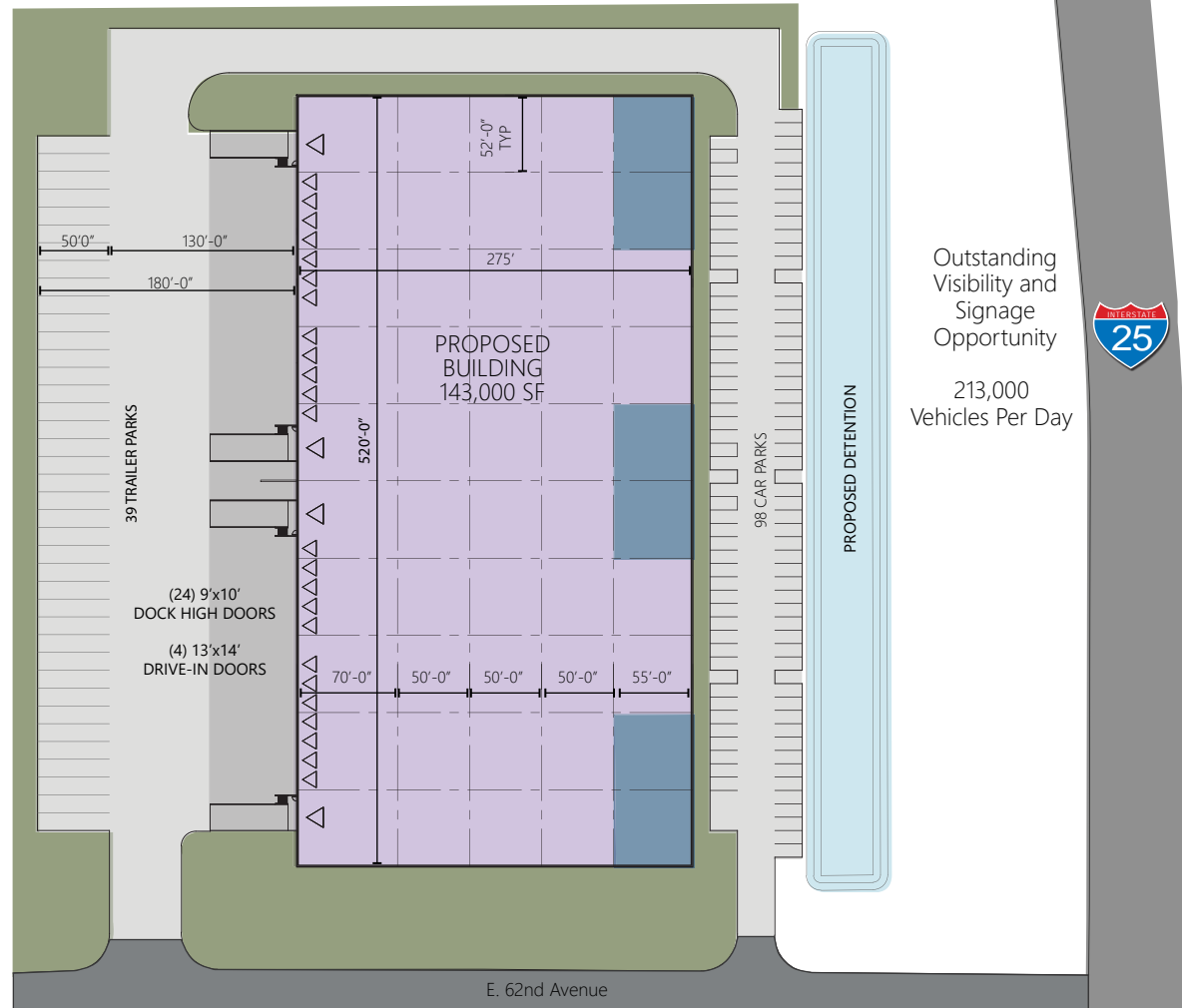
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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 687 million square feet (64 million square meters) owned and under management in 19 countries on four continents.

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Outstanding
Visibility and
Signage
Opportunity

213,000
Vehicles Per Day



For Lease

Possible Office Area