

63,024 SF

**4700 Florence Street
Denver, CO 80238**

**Prologis Business Center
Building 4**



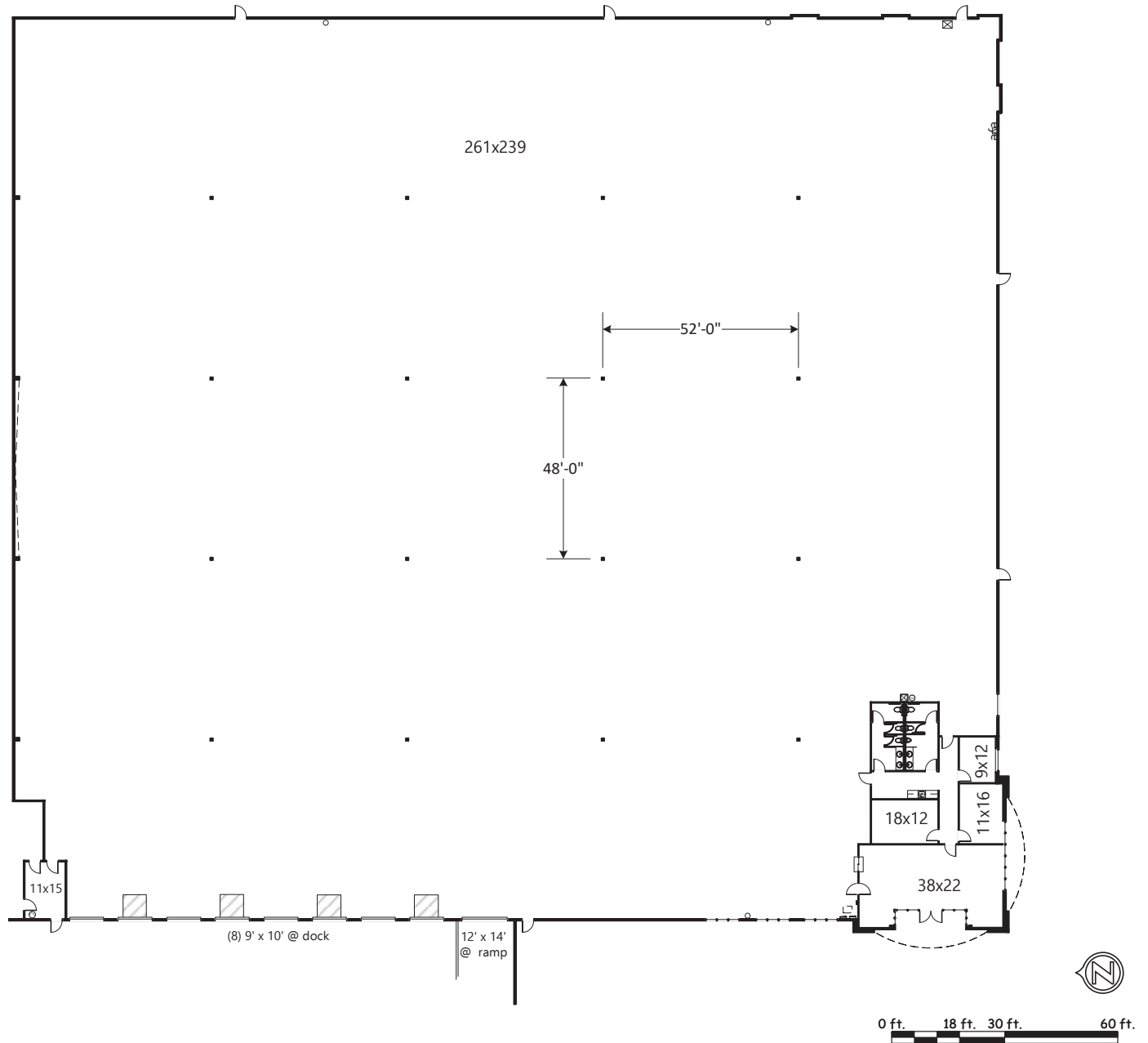
- Easy access to I-70, I-225, I-25 and I-270
- Minutes from Denver International Airport
- Prologis owned and operated
- Installing new roof and LED lighting this spring

Property Features

Available Space	63,024 SF
Office SF	2,079 SF
Clear Height	First joist 29'9" up to 31'9" in the middle of the space (to be verified)
Column Spacing	52' x 48' typical
Dock Doors	(8) DH doors (9' x 10'); 4 with levelers
Drive-in Doors	(1) drive-in door (12' x 14')
Truck Court	130' truck court
Electrical Service	400A; 277/480V; 3-phase (to be verified by an electrician)
Sprinkler	ESFR
Lighting	New LED lighting installed



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