

# 63,024 SF

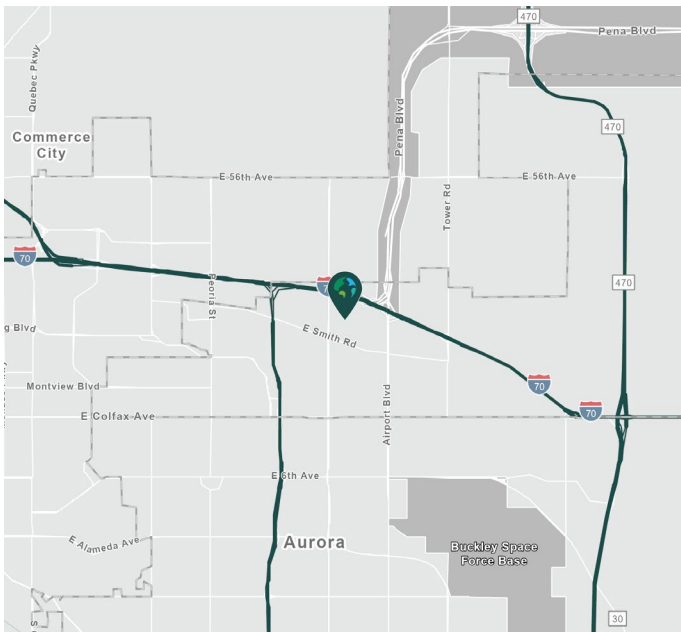
Industrial Space For Lease



## Prologis Business Center



Building 4 - 4740 Florence Street  
Denver, CO 80238 USA



### LOCATION

- Easy access to I-70, I-225, I-25 and I-270
- Minutes from Denver International Airport
- Prologis owned and operated

### ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:
  - [Operations Essentials](#)
  - [Energy Essentials](#)
  - [Workforce Essentials](#)
  - [Mobility Essentials](#)
  - [Digital Essentials](#)

**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

# 63,024 SF

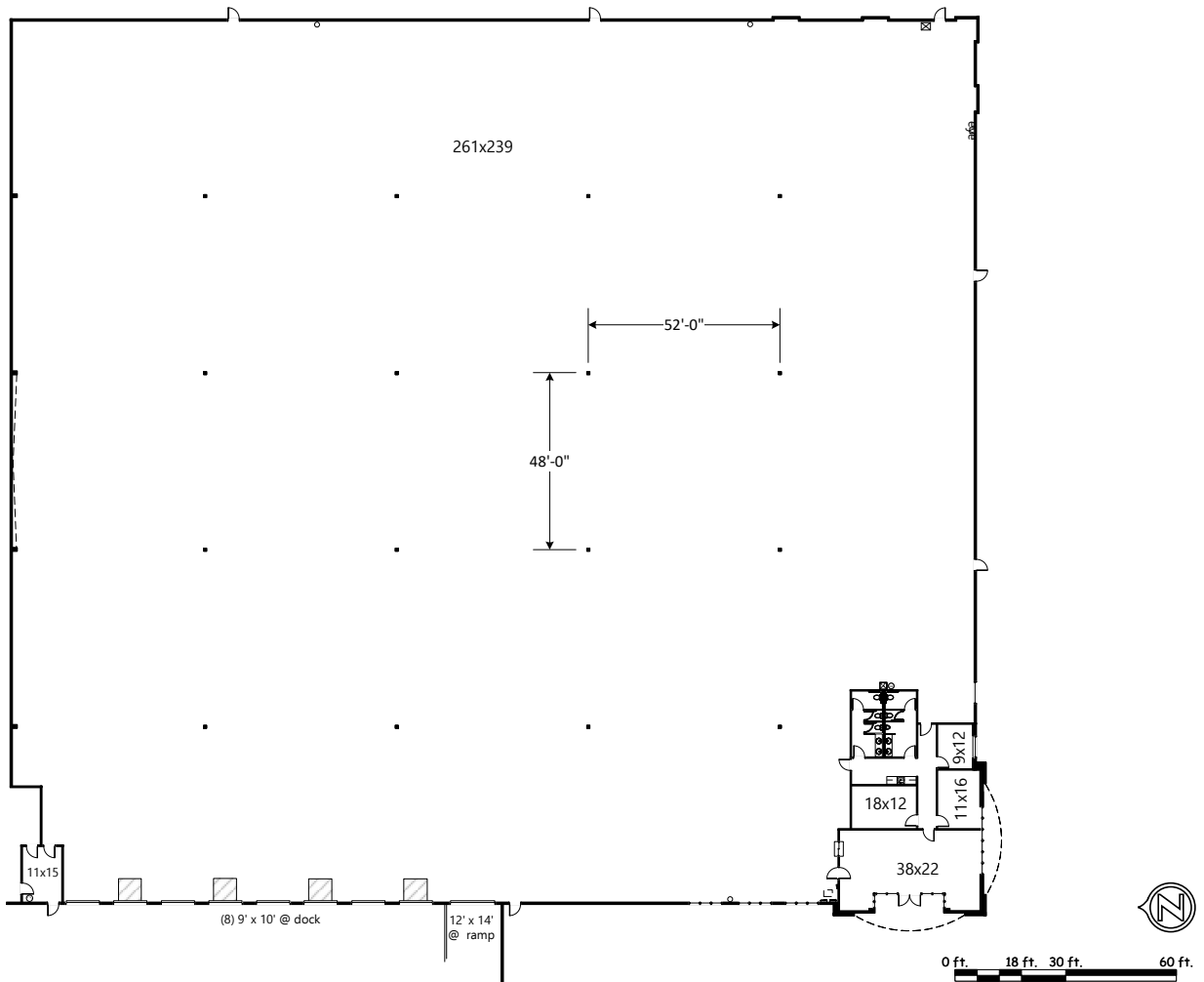
## Industrial Space For Lease



# Prologis Business Center

### FACILITY

- 63,024 SF of industrial space available
- 2,079 SF of office
- Clear Height: First joist 29'9" up to 31'9" in the middle of the space (to be verified)
- Eight (8) dock high doors (9' x 10'); 4 with levelers
- One (1) drive-in door (12' x 14')
- Built in 2002
- 52' x 48' typical bay spacing
- ESFR sprinklers
- 400 Amp, 277/480 volt, 3-phase (to be verified by an electrician)
- Installing new roof and LED lighting this spring
- 130' truck court
- Contact brokers for lease rate



### Jim Bolt

Vice Chairman  
james.bolt@cbre.com  
ph +1 720 528 6310  
cell +1 303 960 6310  
5455 Landmark Place  
Suite C102  
Greenwood Village, CO 80111 USA

### Mike Camp

Executive Vice President  
mike.camp@cbre.com  
ph +1 720 528 6313  
cell +1 303 960 6313  
5455 Landmark Place  
Suite C102  
Greenwood Village, CO 80111 USA

### Matt Kawulok

Vice President  
matt.kawulok@cbre.com  
ph +1 720 528 5353  
cell +1 303 819 0497  
5455 Landmark Place  
Suite C102  
Greenwood Village, CO 80111 USA

### Prologis

Sean Colletta  
Vice President, Market Officer  
scolletta@prologis.com  
ph +1 503 502 0465  
1800 Wazee Street  
Suite 500  
Denver, CO 80202 USA