

38,184 SF

Industrial Space For Lease



Prologis Pecos Distribution Center



5330 Pecos Street
Denver, CO 80221 USA



LOCATION

- Strategic Central Denver location
- Excellent access to I-25, I-70, I-76, I-270 and US 36
- Denver address with Unincorporated Adams County location provides low 4.75% sales tax and significant savings

ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials Platform, which includes:
 - [Operations Essentials](#)
 - [Energy & Sustainability Essentials](#)
 - [Mobility Essentials](#)
 - [Workforce Essentials](#)

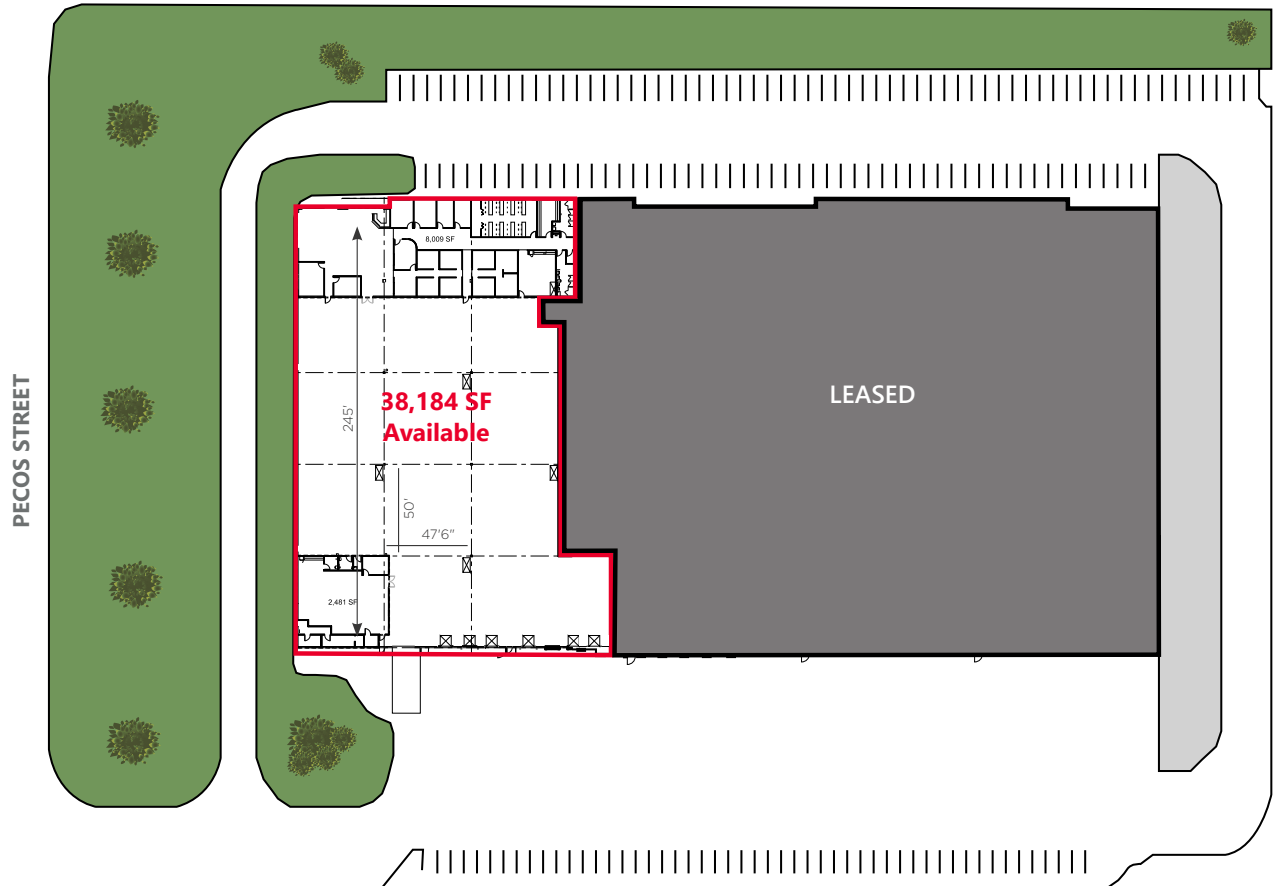
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

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FACILITY

- Available ±38,184 SF
- Significant value in existing office finish of ±10,490 SF (±8,009 SF front entrance and ±2,481 SF in loading area)
- Front-park/rear-load configuration
- Seven (7) Dock high doors (3 with levelers)
- One (1) 12' x 14' Drive-in door
- 24' Clear height
- ESFR Sprinklers
- 47'6" x 50' Column spacing
- Power 400 Amps, 480 volts, 3-phase
- Parking Ratio 1.07 : 1,000
- Prologis Clear Lease 2024 OpEx \$5.46/SF
- Contact brokers for lease rate



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