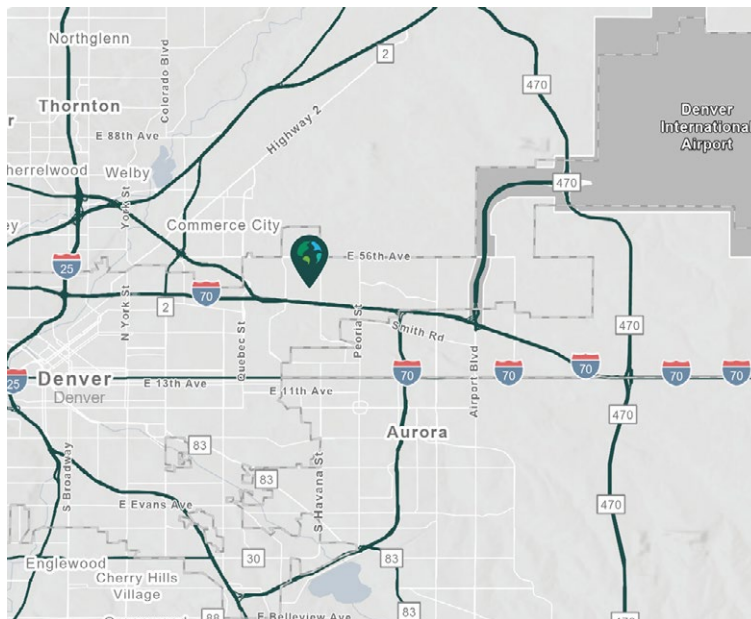


# 63,024 SF

**4700 Florence Street  
Denver, CO 80238**

**Prologis Business Center  
Building 4**



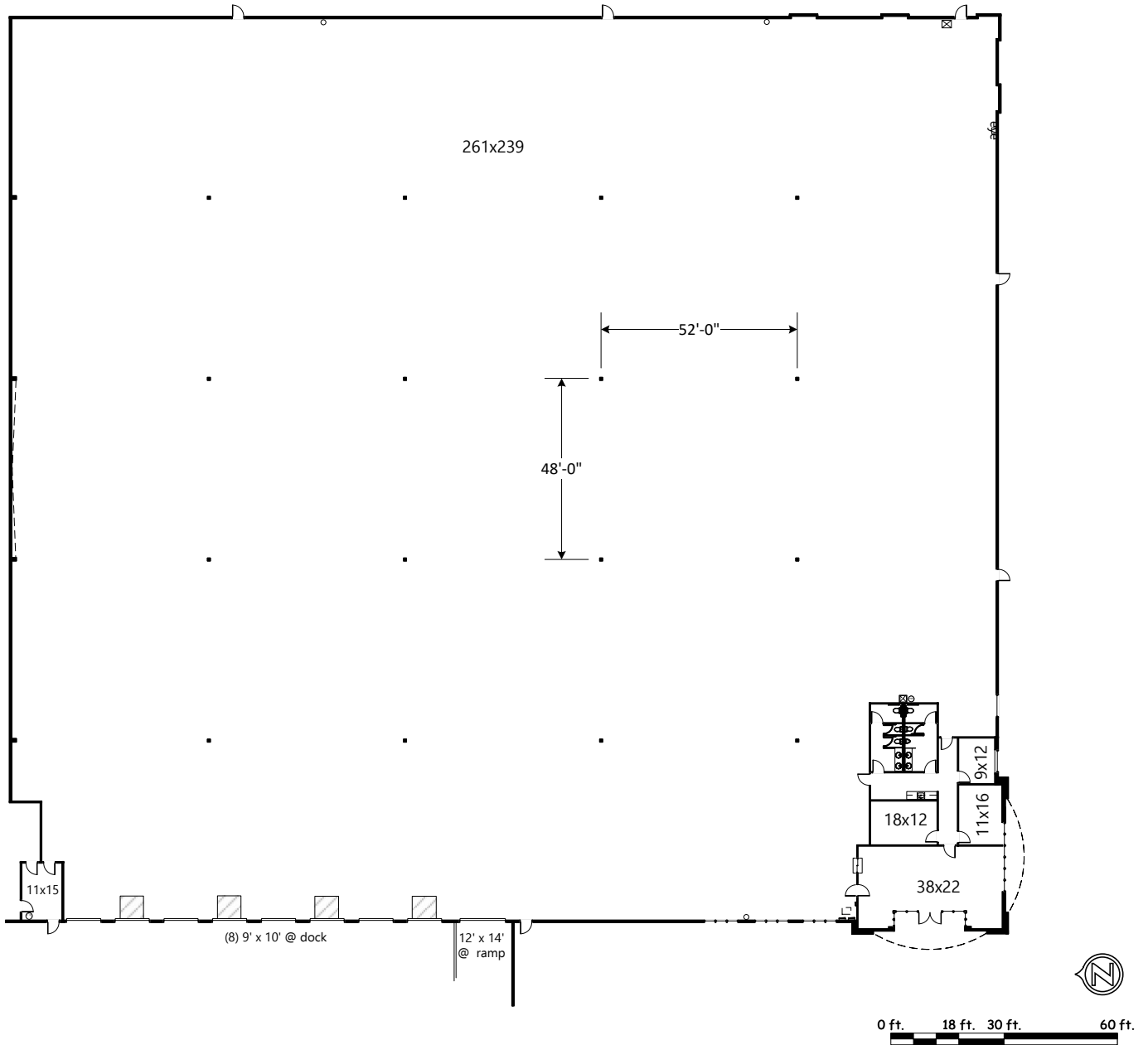
- Easy access to I-70, I-225, I-25 and I-270
- Minutes from Denver International Airport
- Prologis owned and operated
- Installing new roof in 2026

## Property Features

<b>Available Space</b>	63,024 SF
<b>Office SF</b>	2,079 SF
<b>Clear Height</b>	30'
<b>Column Spacing</b>	52' x 48' typical
<b>Dock Doors</b>	(8) DH doors (9' x 10'); 4 with levelers
<b>Drive-in Doors</b>	(1) drive-in door (12' x 14')
<b>Loading Area</b>	130' truck court
<b>Electrical Service</b>	400A; 277/480V; 3-phase (to be verified by an electrician)
<b>Sprinkler</b>	ESFR
<b>Lighting</b>	New LED lighting installed



Unlock the full potential of your warehouse with one strategic, single-source partner.



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