

FOR LEASE

58,113 SF



6050 Washington Street
Denver, Colorado 80216

Prologis Park Central
Building 2



Facility

Building Size: 383,104 SF

Available: 58,113 SF

Office: 1,944 SF

Zoning: Adams County I-2

Loading:
Dock High Doors: Nine (9) (4 with pit levelers)
Drive In Doors: One (1) 13' x 14'

Car Parking Spaces: 34

Clear Height: 36' minimum

Electrical Power: 600 amps, 277/480 volts, 3-phase
(To be verified)

Sprinkler System: ESFR; K-22 Heads

Column Spacing: 54'x55' with 70' speed bay

Lighting: LED Motion Sensor

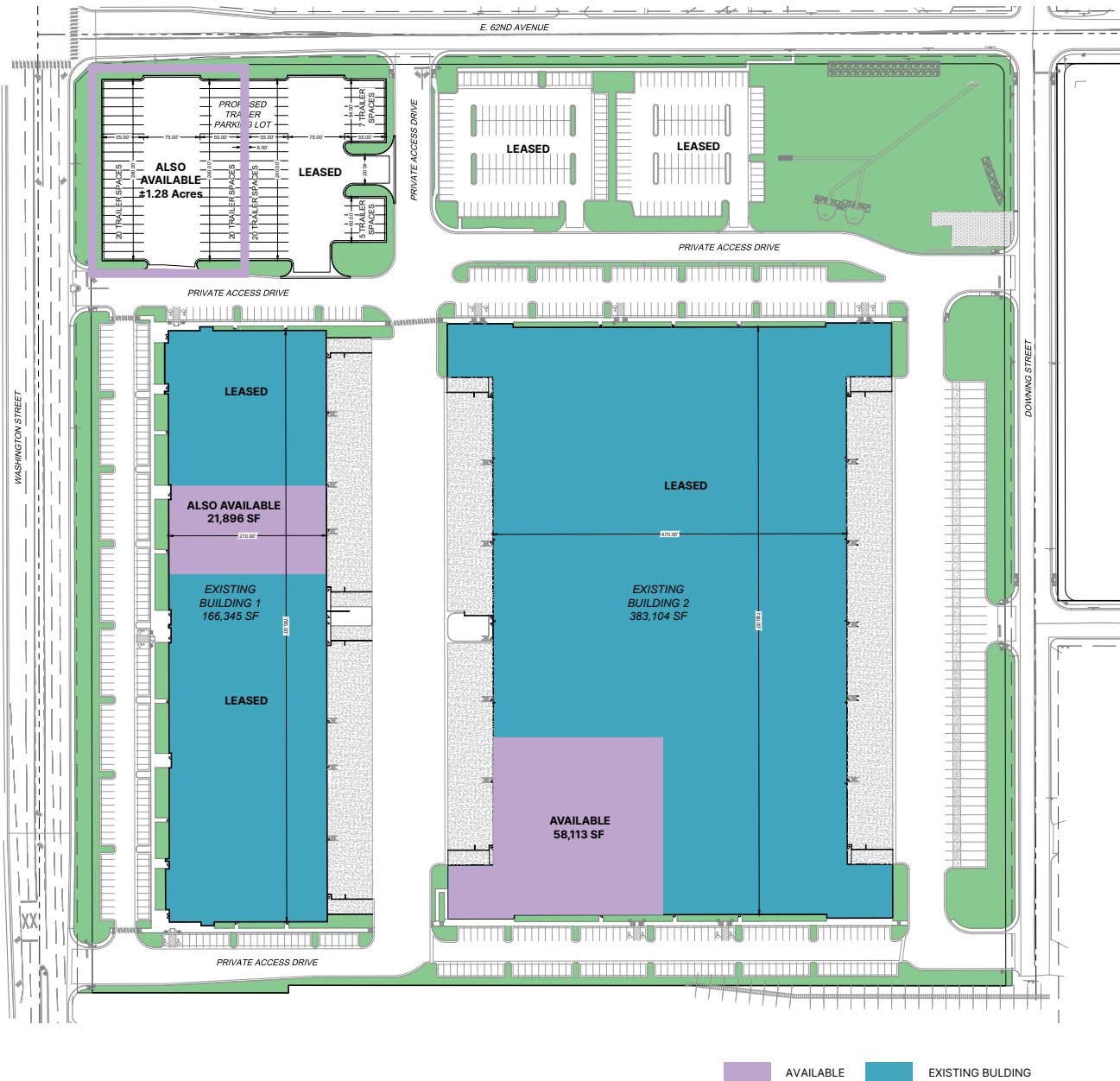


Advantages and Amenities

- Possible ±1.28 acre yard area available for trailer parking, auto parking, or outside storage
- Excellent access to I-25, I-70, I-76, I-270 and US 36
- 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
- Central Denver location provides excellent labor supply with a population of 2.1 million within a 15-mile radius
- LEED Certification



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warehouse with one strategic,
single-source partner.



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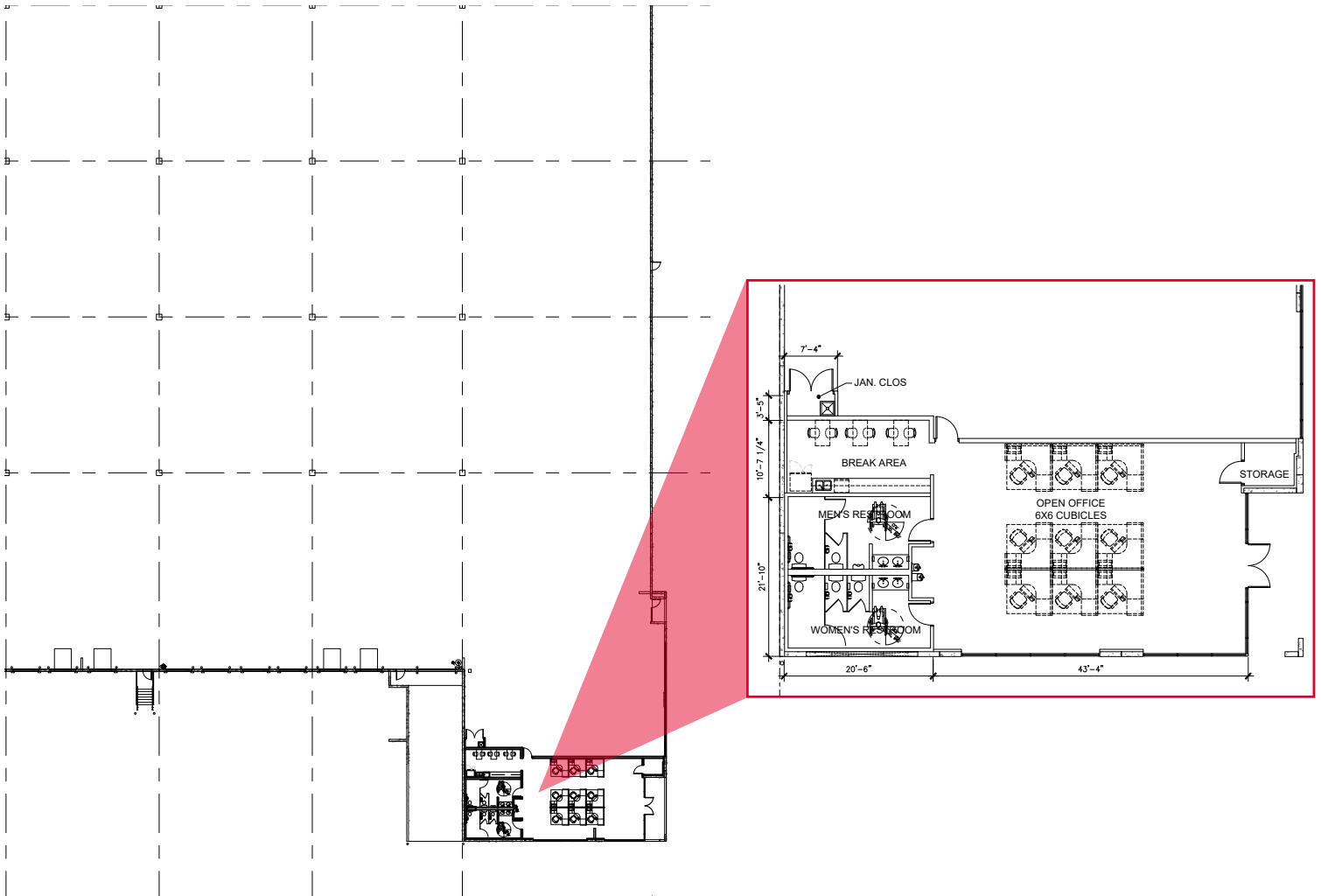
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