

FOR LEASE

21,896 SF



6030 Washington Street
Denver, Colorado 80216

Prologis Park Central
Building 1



Facility

Building size: 166,345 SF

Available: 21,896 SF

Office: 1,380 SF

Possible Yard: ± 1.28 Acre yard available for trailer parking, auto parking, or outside storage

Zoning: Adams County I-2

Loading: 7 - 9'x10' dock-high doors
(2 with mechanical pit levelers)

One (1) 9'x10' drive-in door

Parking ratio: 1.2 : 1,000 SF

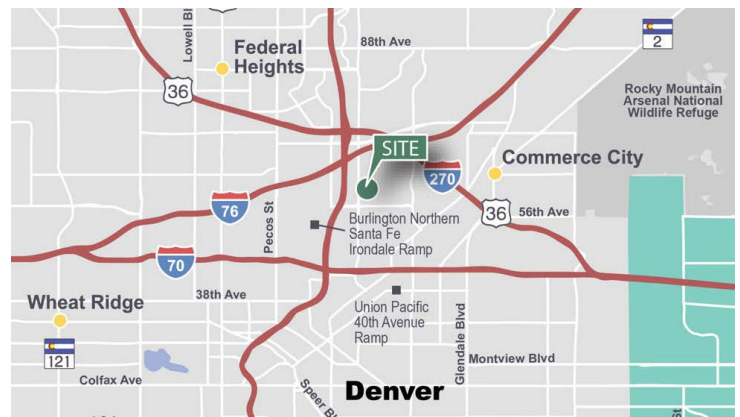
Clear Height: 32' minimum

Electrical Power: 400 amps, 277/480 volts, 3-phase

Fire Sprinklers: ESFR

Column Spacing: 52'x50' with 60' speed bay

Occupancy: Available 10/01/2026

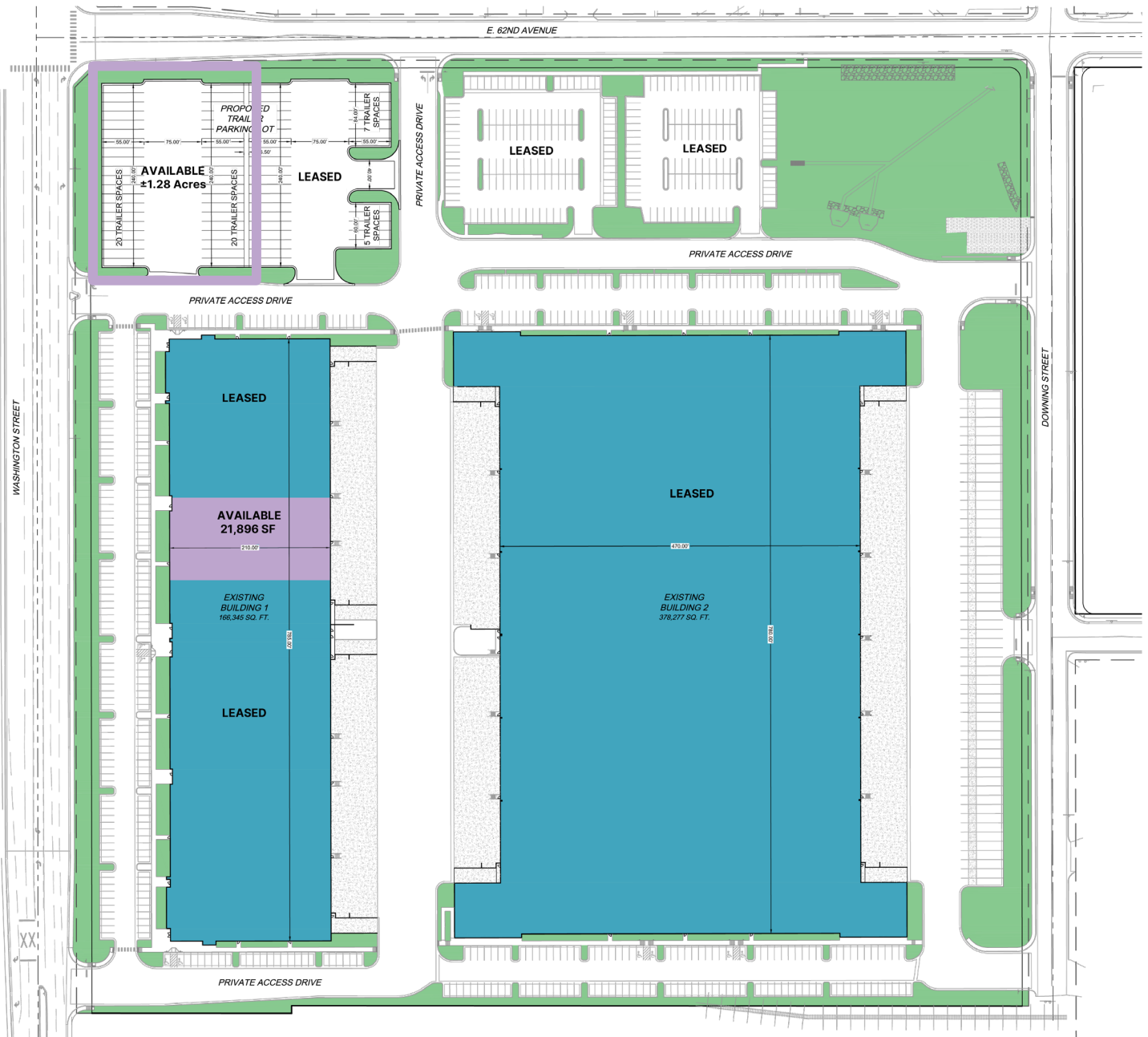


Advantage and Amenities

- Premier 700,000 SF master planned park
- 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
- Close proximity to an abundant workforce and public transportation
- LEED Certification
- Energy efficient building features and design
- ± 1.28 acre yard area available for trailer parking, auto parking, or outside storage



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



FOR LEASE LAND EXISTING BUILDING



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