

# 37,250 SF

## Build-To-Suit For Sale Or Lease



### Prologis Park Central - Building 3



6040 Washington Street  
Denver, CO 80221 USA



#### LOCATION

- Strategic Central Denver location
- Excellent access to I-25, I-70, I-76, I-270 and US 36
- Minutes from Downtown Denver
- Central Denver location provides excellent labor supply with a population of 2.1 million within a 15-mile radius
- 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](#)

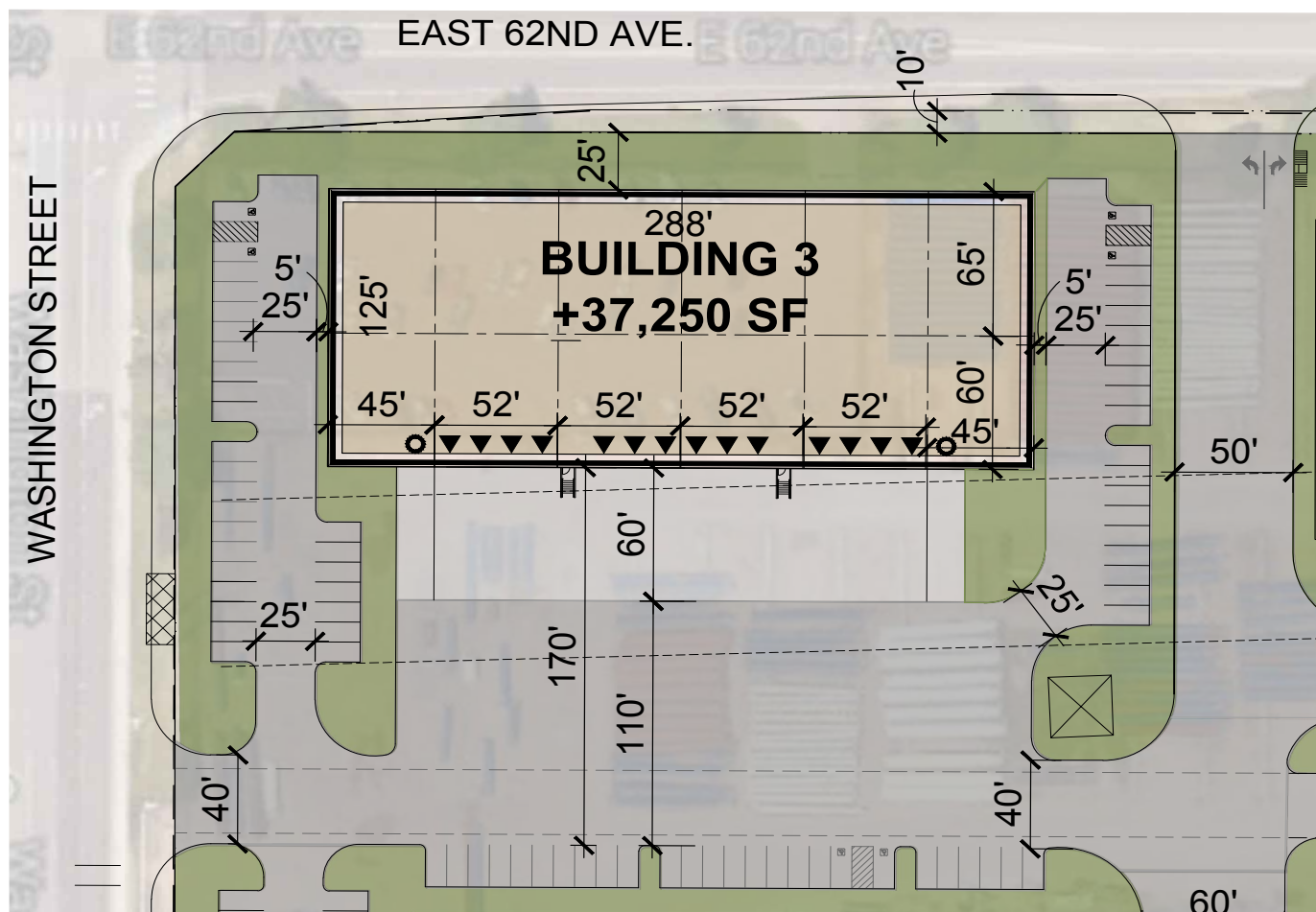
**Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)**

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## Build-To-Suit For Sale Or Lease



### Prologis Park Central - Building 3



#### FACILITY

- Building Size: ±37,250 SF
- Office-to-suit
- Energy efficient building features and design
- Ten (10) Dock-high doors
- Two (2) Drive-in doors
- 45 Auto parking stalls
- Clear height: 28' minimum

#### ADVANTAGES & AMENITIES

- Rare opportunity to purchase Class A facility in Central Denver
- Premier 700,000 SF master planned industrial park
- Variety of economic incentives available including Enterprise Zone
- Close proximity to an abundant workforce and public transportation
- Low property tax mill levy of 102.1 resulting in operating expense savings



**Steve Hager**  
Executive Director  
steve.hager@cushwake.com  
ph +1 303 813 6446  
1401 Lawrence Street  
Suite 1100  
Denver, CO 80202

**Matt Trone, SIOR**  
Executive Director  
matt.trone@cushwake.com  
ph +1 303 619 9487  
1401 Lawrence Street  
Suite 1100  
Denver, CO 80202

**Joey Trinkle**  
Director  
joey.trinkle@cushwake.com  
ph +1 303 312 4249  
1401 Lawrence Street  
Suite 1100  
Denver, CO 80202

**Sean Colletta**  
VP, Market Officer  
scolletta@prologis.com  
ph +1 503 276 7375  
1800 Wazee Street  
Suite 500  
Denver, CO 80202