



# Industrial Space For Sublease

## Highlights

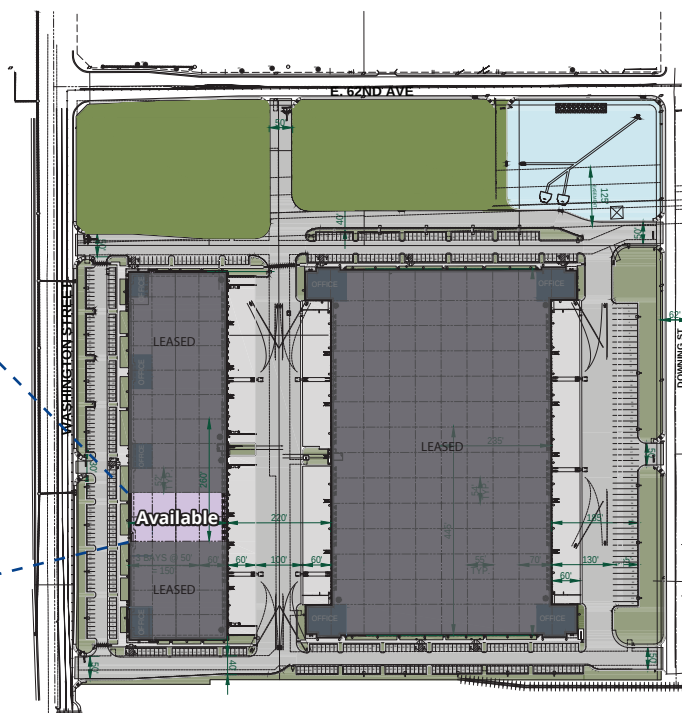
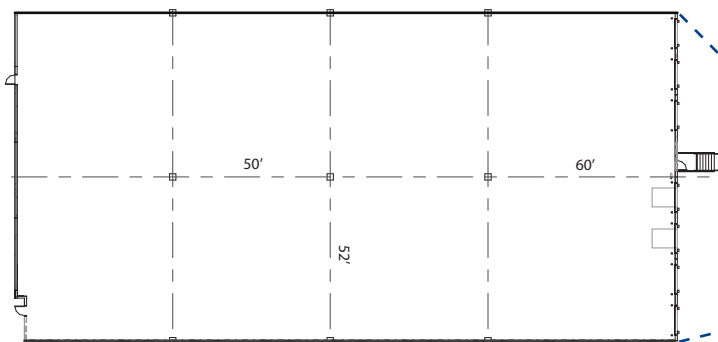
- › Strategic Central Denver Location
- › Excellent Access to I-25, I-70, I-76, I-270 and US 36
- › Minutes from Downtown Denver
- › Only 1.8 Miles from BNSF Intermodal and 3.1 Miles from UP Intermodal
- › Unincorporated Adams County Location with Low Sales Tax Rates
- › Front Park/Rear Load Design

## 6030 Washington Street Denver, CO 80216

### Building Information

|                     |                                            |
|---------------------|--------------------------------------------|
| Size:               | 21,840 SF                                  |
| Loading:            | Seven (7) Dock Positions (2 Levelers)      |
| Clear Height:       | 32'                                        |
| Sprinklers:         | ESFR                                       |
| Parking:            | 1.3:1,000 SF                               |
| Power:              | 277/480 Volt, 3-Phase Electrical (TBV)     |
| Lease Rate:         | Negotiable                                 |
| Operating Expenses: | \$5.21/SF (fixed via Prologis Clear Lease) |
| Term:               | Sublease through 2029                      |

For Sublease



## Contact Broker:

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## Colliers

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