

# Industrial Space For Sublease

## Highlights

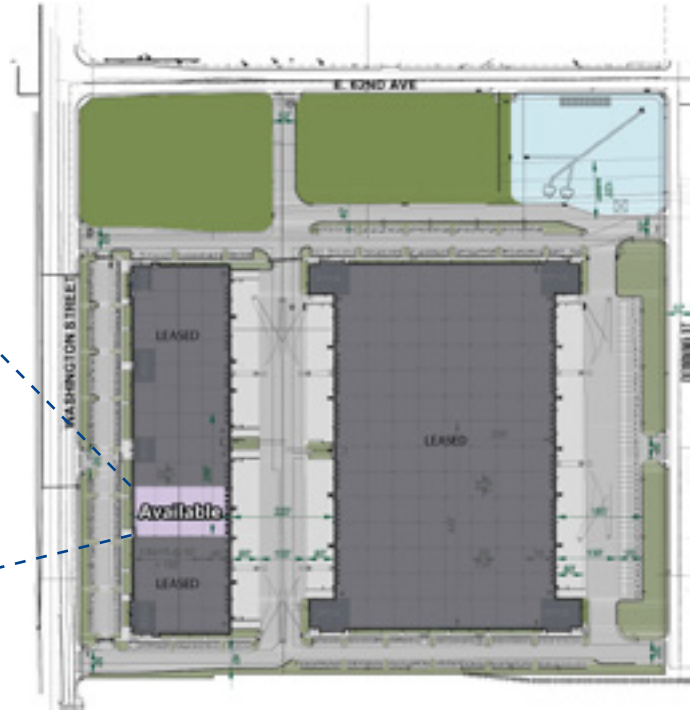
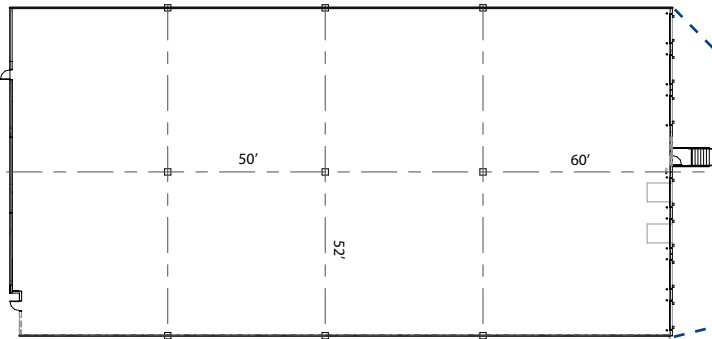
- › Strategic Central Denver Location
- › Excellent Access to I-25, I-70, I-76, I-270 and US 36
- › Minutes from Downtown Denver
- › Only 1.8 Miles from BNSF Intermodal and 3.1 Miles from UP Intermodal
- › Unincorporated Adams County Location with Low Sales Tax Rates
- › Front Park/Rear Load Design

## 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:	\$4.88/SF (fixed via Prologis Clear Lease)
Term:	Sublease through 2029

# For Sublease



## Contact Broker:

**Tyler Ryon, SIOR**

+1 720 833 4612

[tyler.ryon@colliers.com](mailto:tyler.ryon@colliers.com)

## Colliers

4643 S. Ulster Street, Suite 1000

Denver, CO 80237

P: +1 303 745 5800

F: +1 303 745 5888

*This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.*