



# Industrial Space For Sublease

## Highlights

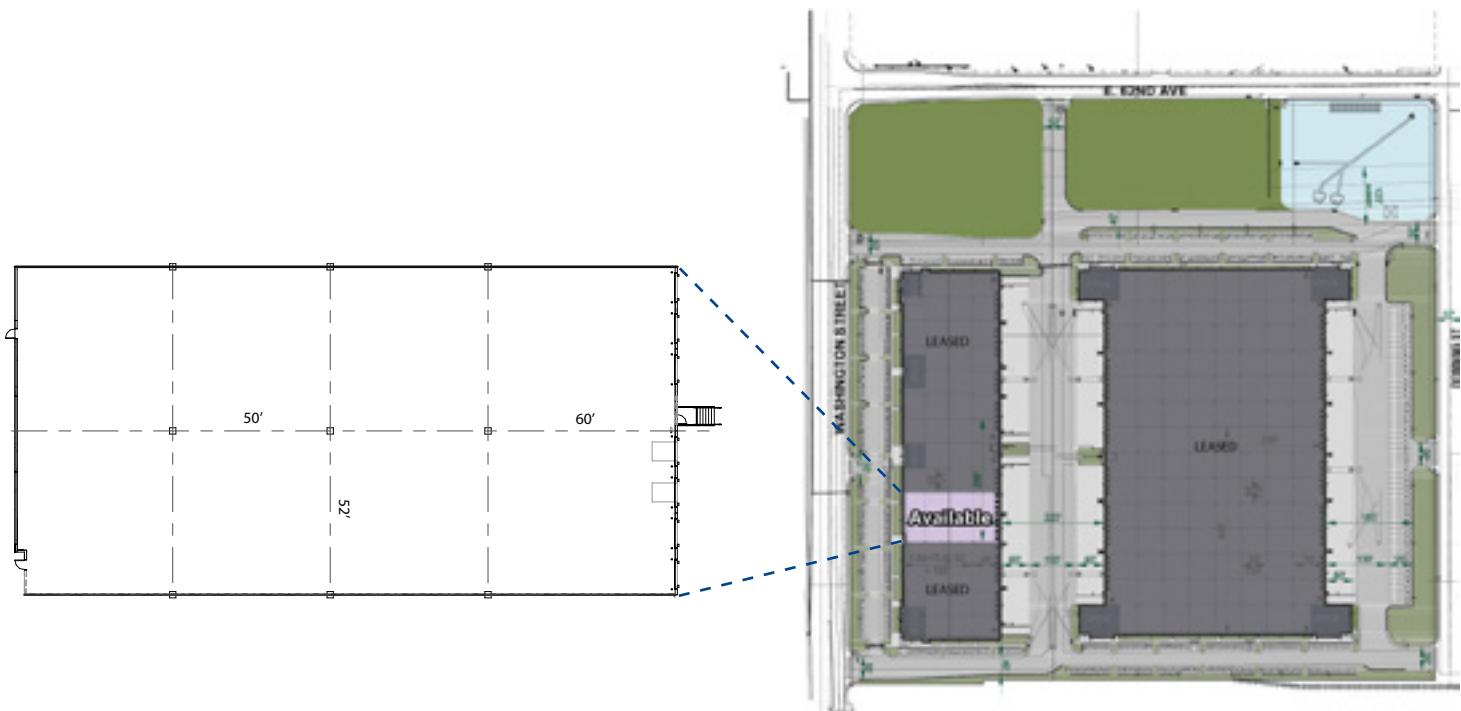
- › Strategic Central Denver Location
- › Excellent Access to I-25, I-70, I-76, I-270 and US 36
- › Minutes from Downtown Denver
- › Only 1.8 Miles from BNSF Intermodal and 3.1 Miles from UP Intermodal
- › Unincorporated Adams County Location with Low Sales Tax Rates
- › Front Park/Rear Load Design

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:

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## Colliers

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