

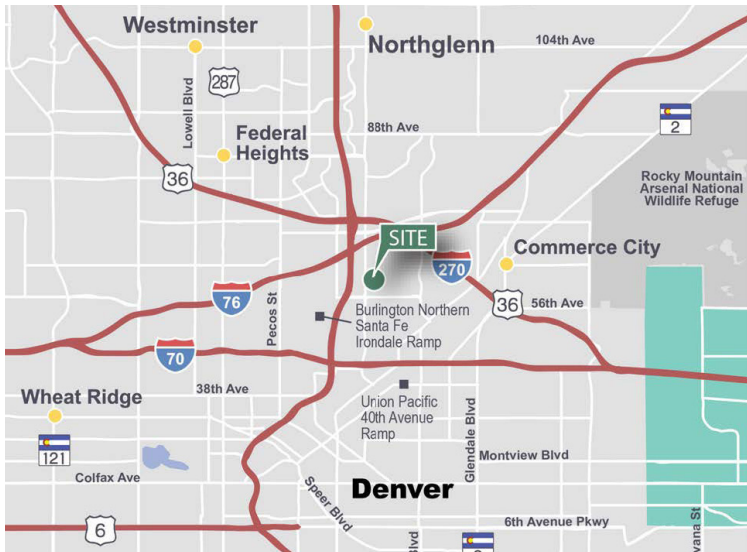
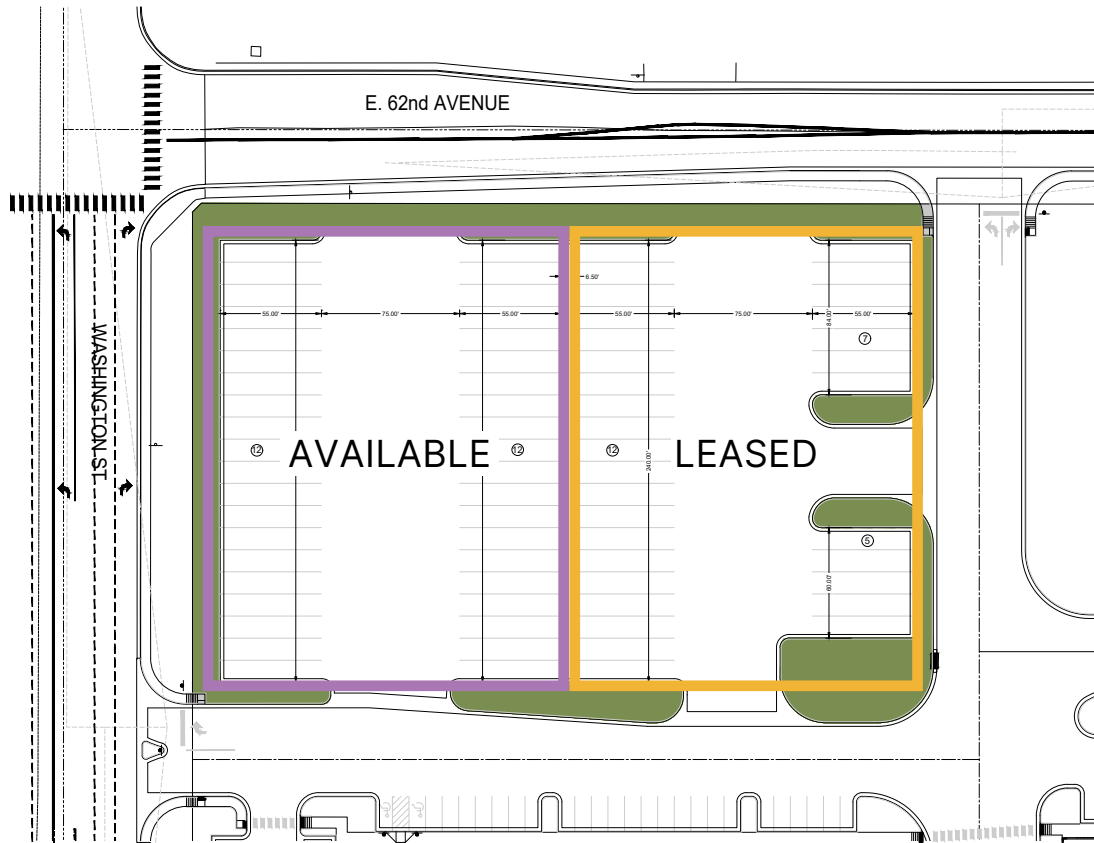
FOR LEASE



±1.28 Acres | IOS Yard

6040 Washington Street
Denver, Colorado 80216

Prologis Park Central



Property Features

Size	±1.28 Acres
Available Date	October 1, 2026
Zoning	I-2
City/County	Denver/Unincorporated Adams County

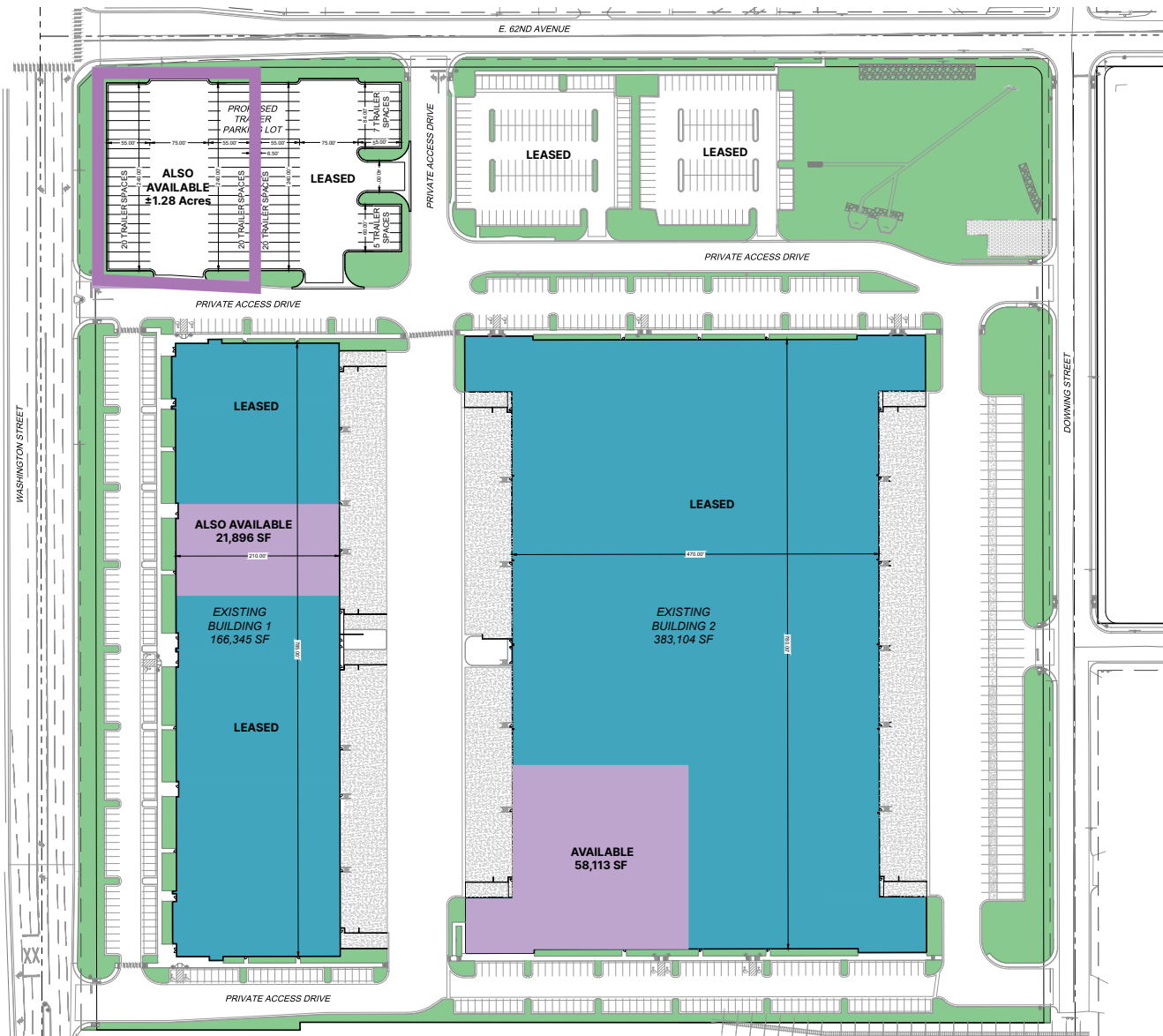
Additional Highlights

- Premium Central Denver location
- Quick Access to I-25, I-76, I-70, I-270 and US 36
- Denver address in Unincorporated Adams County offering numerous advantages including low 4.75% sales tax

- Located in established state-of-the-art business park with 21,896 SF and 58,113 SF office/warehouse spaces available in adjacent buildings if needed
- Yard will be delivered paved with lighting
- I-2 zoning allows for trailer parking and most outside storage uses



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



AVAILABLE LAND EXISTING BUILDING



Cushman & Wakefield
Matthew Trone
Executive Director
matthew.trone@cushwake.com
+1 303 813 6426

Prologis
Tressa Shiplett
VP, Market Officer
tshiplett2@prologis.com
+1 303 567 5308

Cushman & Wakefield
Steve Hager
Executive Director
steve.hager@cushwake.com
+1 303 813 6446

Prologis
Stephanie O'Neil
Manager, Investments
soneil@prologis.com
+1 303 567 5743

Cushman & Wakefield
Joey Trinkle
Executive Director
joey.trinkle@cushwake.com
+1 303 312 4249