

# MONTBELLO INDUSTRIAL PARK

13333 E. 37th Avenue | Denver, CO 80239

FOR SUBLEASE > INDUSTRIAL SPACE

76,663 SQ. FT. AVAILABLE



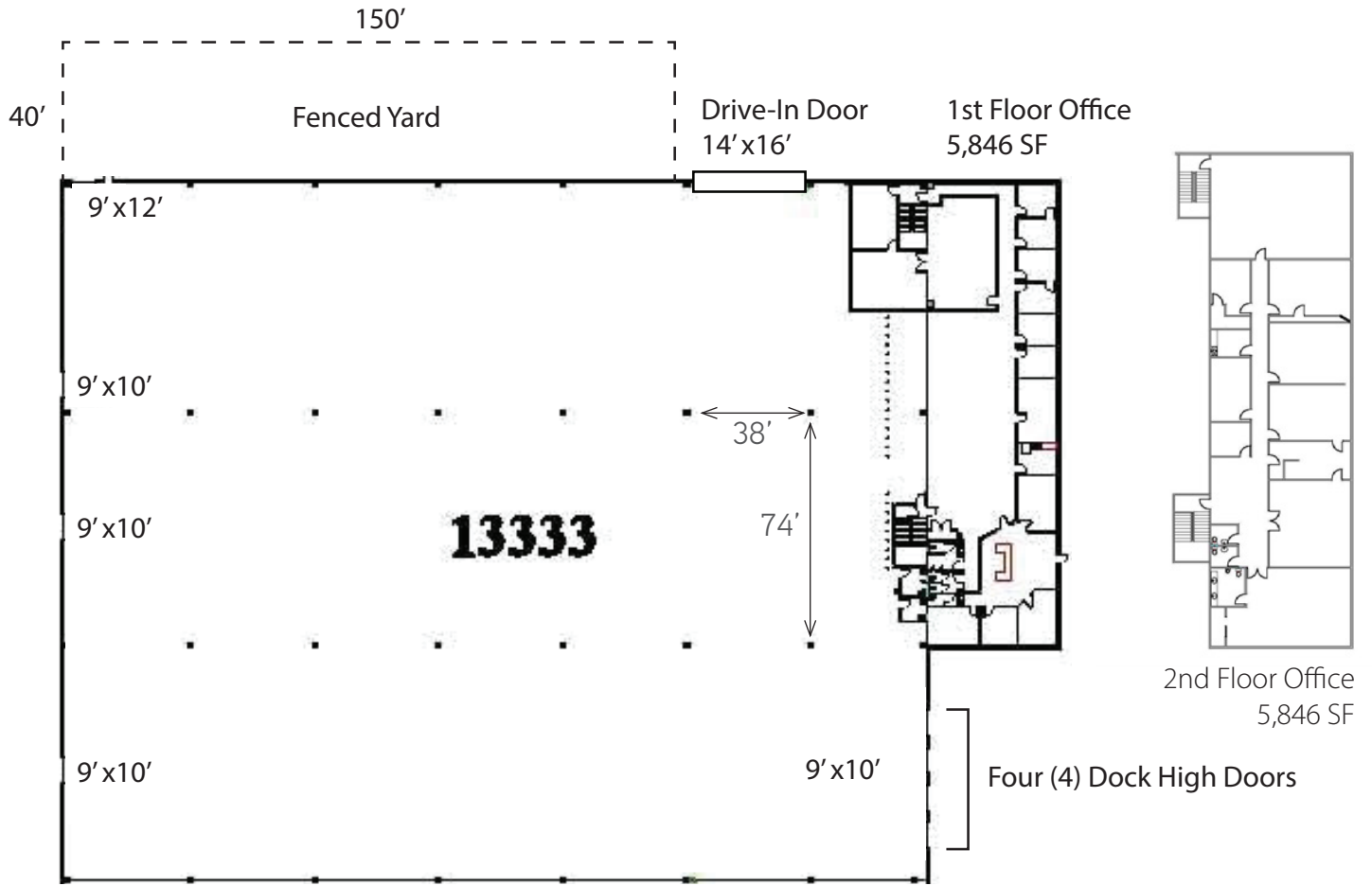
## Building Amenities

- > 11,692 SF of Office Available
- > Four (4) Dock High Doors
- > One (1) Oversized Drive-In Door
- > 24' Clear Height
- > Sprinklered
- > Enterprise Zone
- > 3-Phase Power
- > I-B Zoning
- > For Lease at \$3.95/SF NNN
- > \$2.50/SF Est. Operating Expenses (2025 Est.) (Extremely Low Operating Expenses)
- > Available November 1, 2024 (Possibly Sooner)
- > Sublease through July 31, 2026 (Longer Term Possible)



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DISCLOSURE



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