

SUBLEASE AVAILABLE

4221 MONACO STREET

DENVER, COLORADO 80216

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

97,925 SF DIVISIBLE TO 50,000 SF



INDUSTRIAL WAREHOUSE WITH HEAVY POWER, RAIL ACCESS & OUTSIDE STORAGE

SUBLEASE TERM THROUGH 04/18/2028
Partial Term Available

BRIAN COX
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SUBLEASE

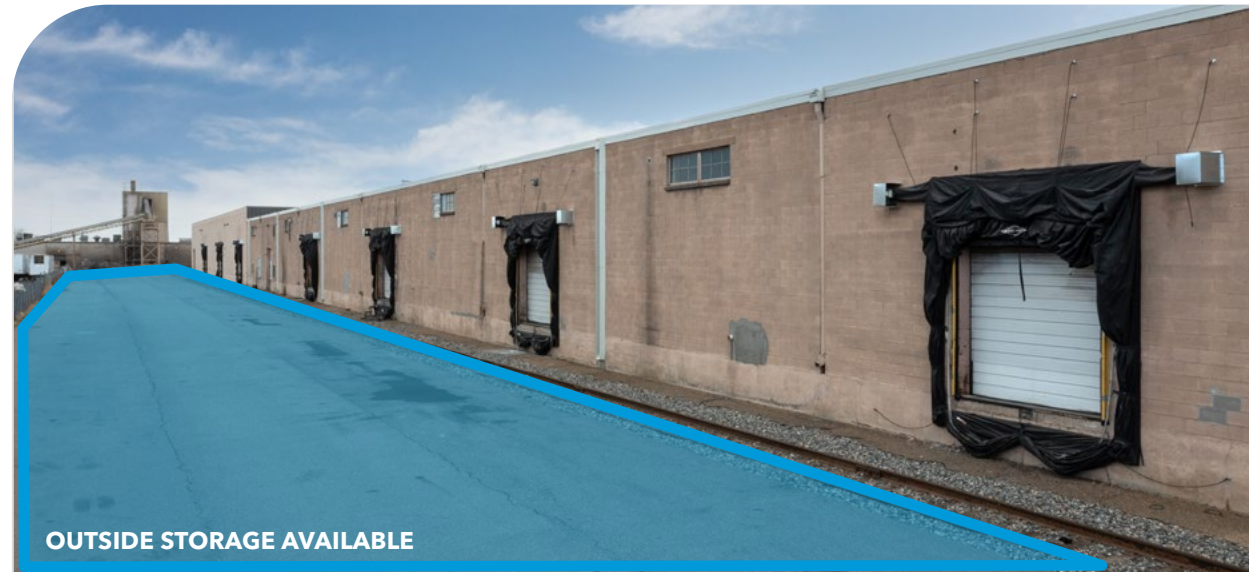
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PROPERTY FEATURES

SUBLEASE THROUGH	04/18/2028 (Partial term available)
BUILDING SIZE	265,361 SF
AVAILABLE SIZE	50,000-97,925 SF
DIVISIBLE	50,000 SF
WAREHOUSE OFFICE	1,400 SF
LOT SITE	9.06 Acres (394,654 SF)
CLEAR HEIGHT	22' 8" (Dock Area: 19' 10")
ZONING	I-2, Denver
COLUMN SPACING	35' w x 35' d
SPRINKLERS	ESFR
LOADING	4 Dock-High Doors 3 Rail Doors 1 Drive-In Door (shared)
OUTSIDE STORAGE	Trailer Parking ±20,000 SF Secured, Fenced with Gates
RAIL LINE	Yes, Union Pacific
ACCESS	Immediate to I-70 and Smith Rd
BUILDING POWER	3,000a/480v Heavy
NNN EXPENSES	\$2.65/SF (Estimated)
LEASE RATE	\$5.75/SF NNN



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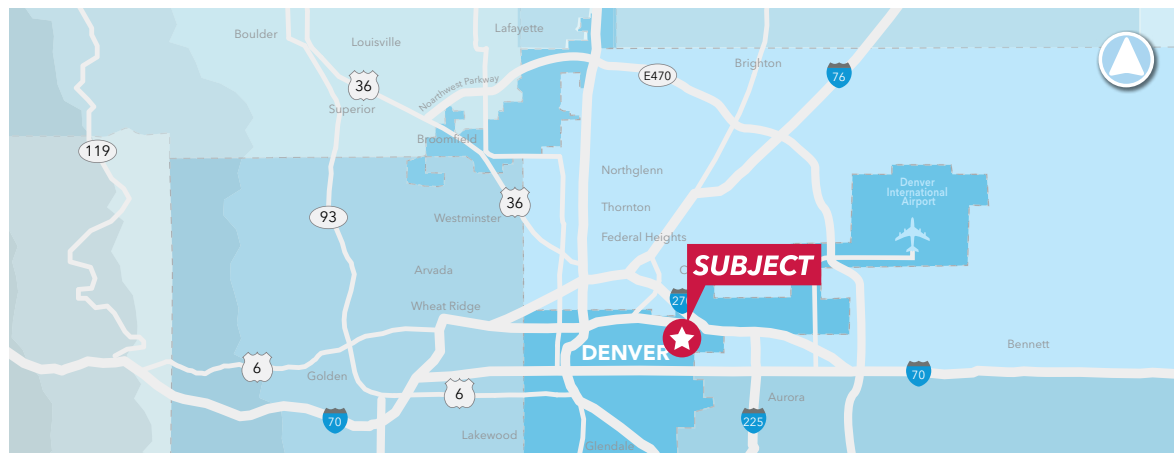
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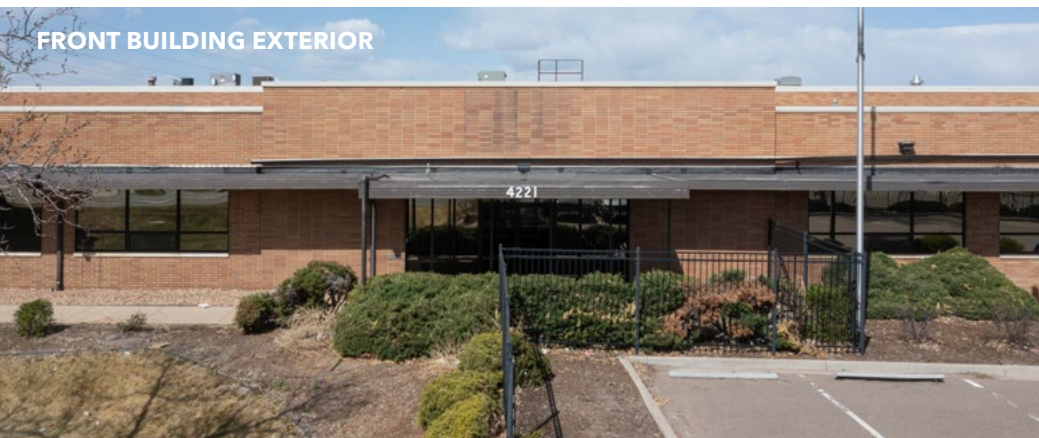
PUBLIC TRANSPORTATION

CoStar, 2025

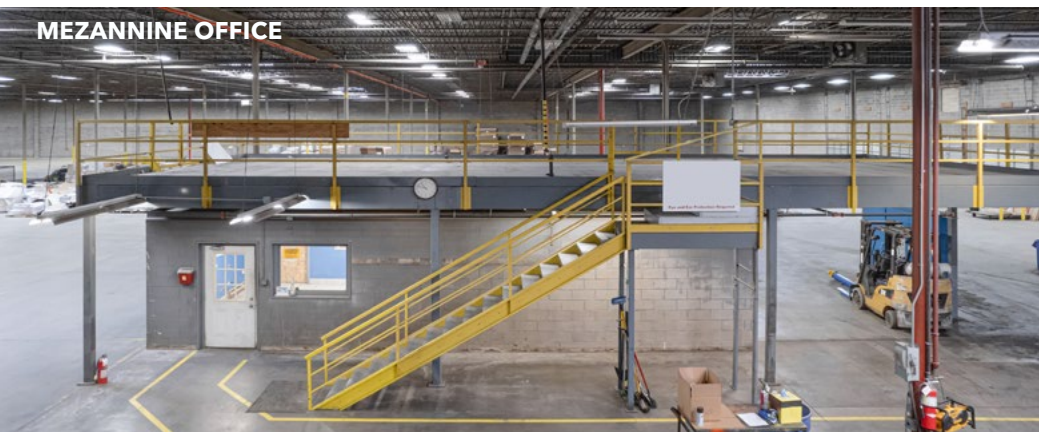
TRANSIT	DRIVE	DISTANCE
Union Station / Amtrak / RTD	12 min	6.8 mi
AIRPORT	DRIVE	DISTANCE
Denver International Airport (DEN)	25 min	18.5 mi
Centennial Airport	29 min	23.2 mi



FRONT BUILDING EXTERIOR



MEZANNINE OFFICE



WAREHOUSE LOGISTICS AVAILABLE



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