

INDUSTRIAL FOR LEASE

5745 Monaco St.

Commerce City, CO 80022

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

±9,035 SF - 28,140 SF | 2.19 AC

Large fenced yard



Ample on-site parking



Convenient access to I-70, I-270, I-76
and major Denver metro corridors

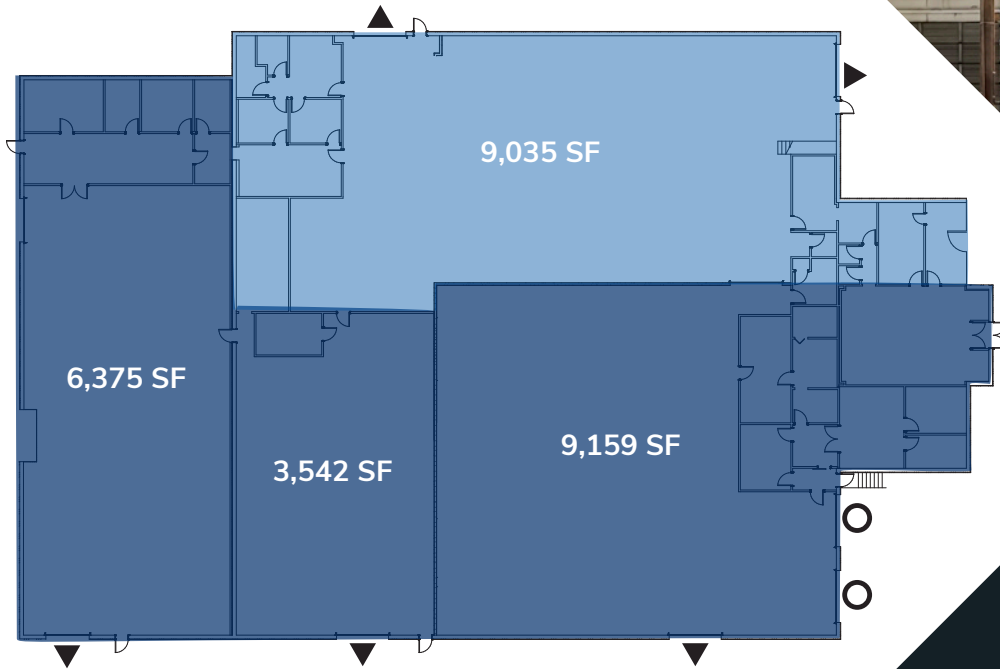


Matthew Marcus
+1 205 936 4861
matthew.marcus@colliers.com

Peter Beugg, SIOR
+1 303 957 5320
peter.beugg@streamrealty.com



Floor Plan



- 9,035 SF
- 19,076 SF
- ▲ Drive-In Doors (12'x14')
- Dock-High Doors (8'x10')

±9,035 SF -
28,140 SF
2.19 AC

LEASE RATE:
Contact Broker

- Situated in a strong industrial submarket with proximity to DIA, downtown Denver, and major distribution hubs
- Multiple dock-high and drive-in doors providing efficient loading/unloading
- Heavy parking available in fenced yard
- Divisible to ±9,035 SF



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PROPERTY DETAILS



RBA:
28,140 SF
(Divisible to ±9,035 SF)



Clear Height:
18'



Loading:
5 Drive-Ins, 2 Docks



Office:
±3,500 SF



Zoning:
I-1



Year Built:
1982



Land:
2.19 AC



Power:
800 amp/3p



City/County:
Commerce City/
Adams

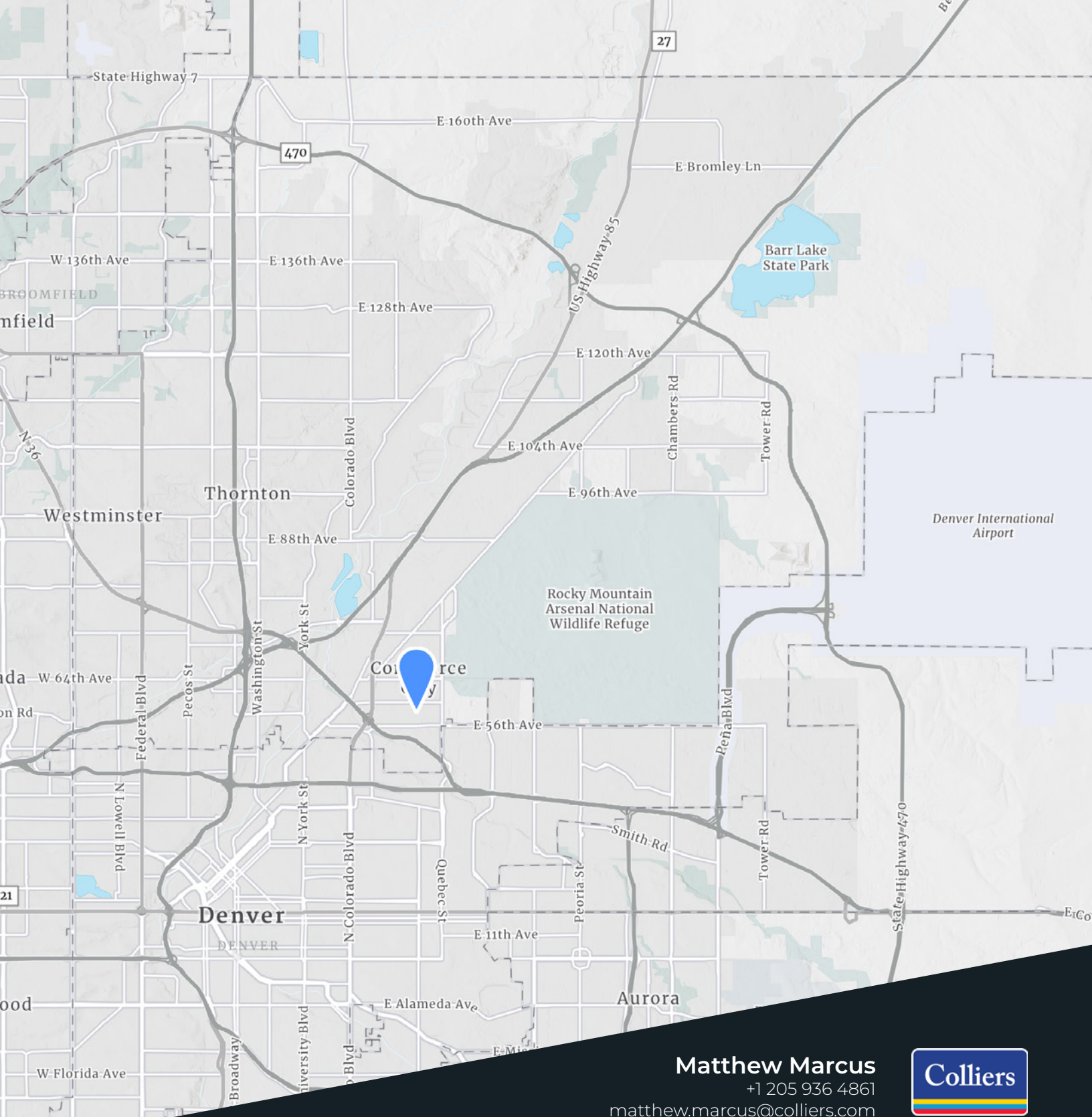


OpEx:
TBD

Drive-In

Dock High

MONACO ST.



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4643 S. Ulster Street, Ste. 1000 +1 303 745 5800
Denver, CO 80237 colliers.com/denver

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