

SUBLEASE AVAILABLE

4221 MONACO STREET

DENVER, COLORADO 80216



90,960 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
Principal
303.918.6309
bcox@lee-associates.com

2000 S Colorado Boulevard
Tower II, Suite 380
Denver, CO 80222
lee-associates.com/denver

@ in f x

SUBLEASE

4221 MONACO STREET

DENVER, COLORADO 80216



PROPERTY FEATURES

- SUBLEASE THROUGH** 04/18/2028
(Partial term available)
- BUILDING SIZE** 265,361 SF
- AVAILABLE SIZE** 50,000-90,960 SF
- DIVISIBLE** 50,000 SF
- WAREHOUSE OFFICE** 1,400 SF
- LOT SITE** 9.06 Acres (394,654 SF)
- CLEAR HEIGHT** 18'
- ZONING** I-2, Denver
- COLUMN SPACING** 35' w x 35' d
- SPRINKLERS** ESFR
- LOADING** 5 Dock-High Doors
2 Rail Doors
- 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
- LEASE RATE** Contact Broker



SUBLEASE

4221 MONACO STREET

DENVER, COLORADO 80216



PUBLIC TRANSPORTATION

CoStar, 2025

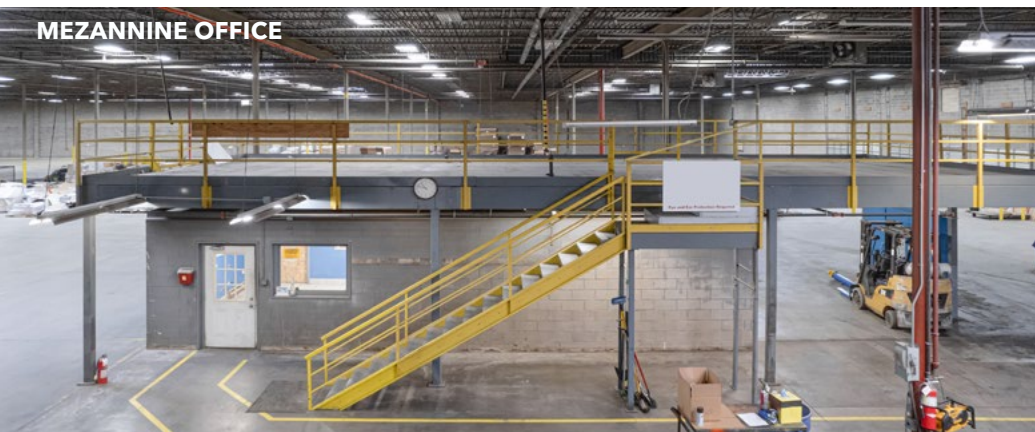
TRANSIT	DRIVE	DISTANCE
Union Station / Amtrak / RTD	12 min	6.8 mi
AIRPORT	DRIVE	DISTANCE
Denver International Airport (DEN)	25 min	18.5 mi
Centennial Airport	29 min	23.2 mi



FRONT BUILDING EXTERIOR



MEZANNINE OFFICE



WAREHOUSE LOGISTICS AVAILABLE



SUBLEASE AVAILABLE

4221 MONACO STREET

DENVER, COLORADO 80216

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SUBLEASE TERM THROUGH 04/18/2028

Partial Term Available

BRIAN COX

Principal

303.918.6309

bcox@lee-associates.com

2000 S Colorado Boulevard
Tower II, Suite 380
Denver, CO 80222
lee-associates.com/denver

in f x

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. All pricing information reflects estimated total occupancy costs based on currently available data and may vary depending on tenant usage, lease structure, and negotiated terms.