

3837 NORTH MONACO PARKWAY

DENVER, CO 80207

INDUSTRIAL PROPERTY FOR SALE



±65,000 SF TOTAL

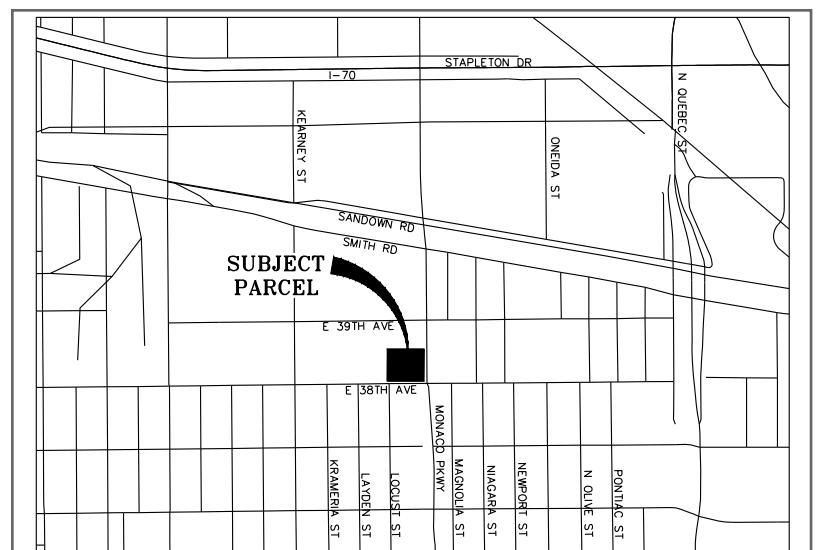
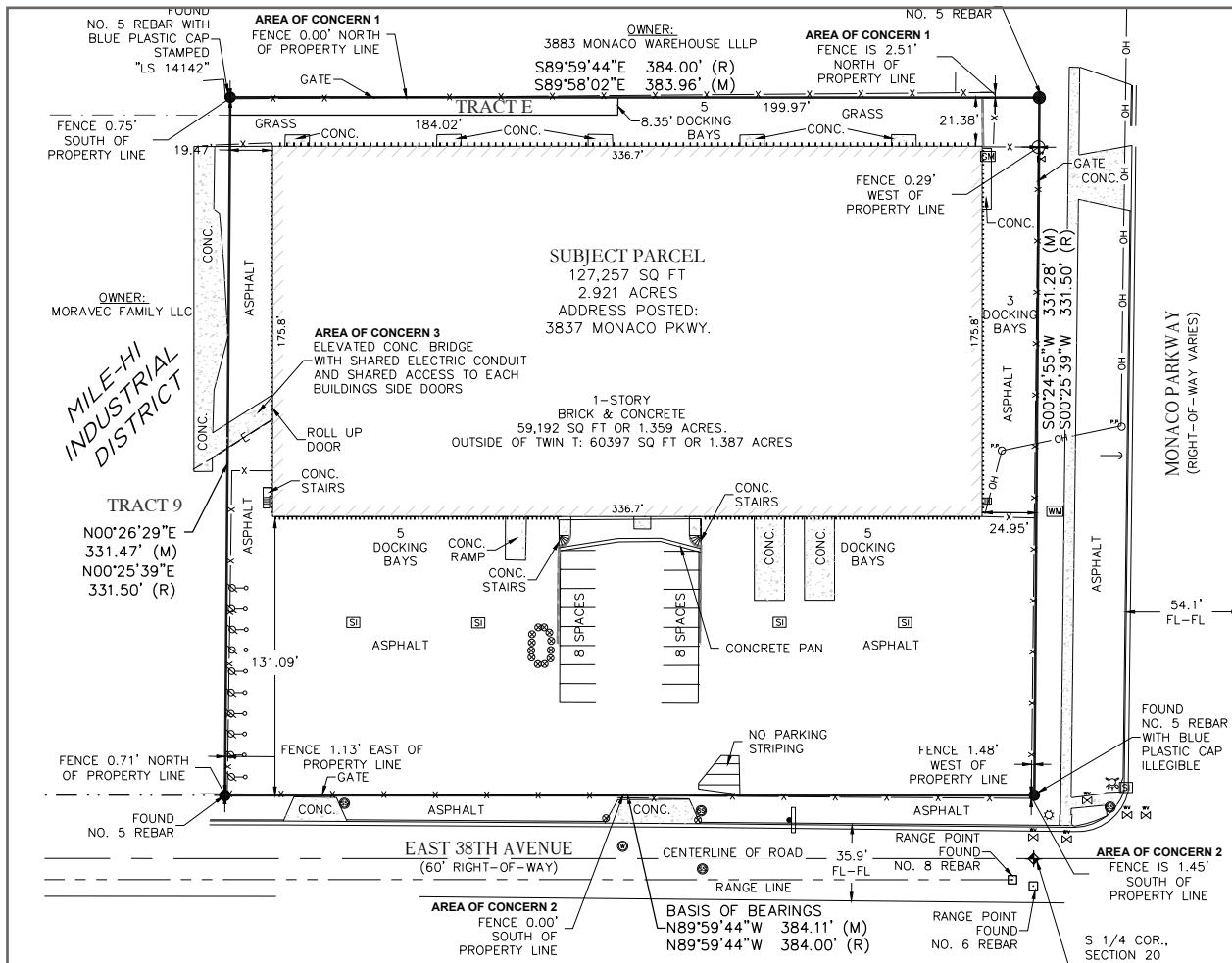
±6,000 – 8,000 OFFICE

SELLER FINANCING AVAILABLE

STREAM

HIGHLIGHTS

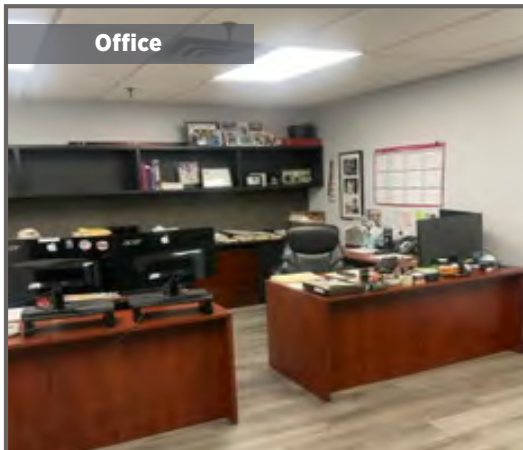
- Industrial distribution building with close proximity to I-70 and the desirable Park Hill neighborhood
- Immediate access to I-70 via Monaco Parkway
- Ample parking and storage
- Complete roof replacement in 2016



BUILDING SPECIFICATIONS

Submarket	Stapleton Submarket
Address	3837 N Monaco Parkway Denver, CO 80207
Site Size	±2.92 AC
Clear Height	20'-22'
Loading (South Facing)	Eight (8) Dock Doors, One (1) Drive-In

Zoning	I-MX-3
Power	To be verified
Availability	Current Tenant has a lease through June 8, 2027 at \$7.52 PSF NNN
Taxes - 2026	\$149,471.86



MAP



FOR LEASE INFORMATION:

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