

**FOR LEASE**  
**Warehouse with yard**

26,146 square feet of industrial manufacturing / distribution warehouse with an associated .30 acre fenced



**3883 N. MONACO STREET PARKWAY, UNIT B**  
**DENVER, CO 80216**

3,000 square feet of front offices with additional work offices and restrooms within the warehouse areas

22 parking spaces

4 dock high doors (10'x 10')

1 drive in door at grade (12'x 12')

1 drive in door with ramp (10'x 10')

18' Clear height

Power: 600a/208v 3p (To Be Confirmed)

I-MX-3 Zoning



**\$9.00 PSF NNN**

**\$19,609.00 Base Rent / month**

**\$10,112.00 nnn/ month**

**\$29,721.00 monthly total**

**FOR MORE INFORMATION CONTACT:**

**Joshua Cohen—720-232-4014**

**[joshua@johnproppcommercial.com](mailto:joshua@johnproppcommercial.com)**

**John V. Propp, CCIM—303-692-1816**

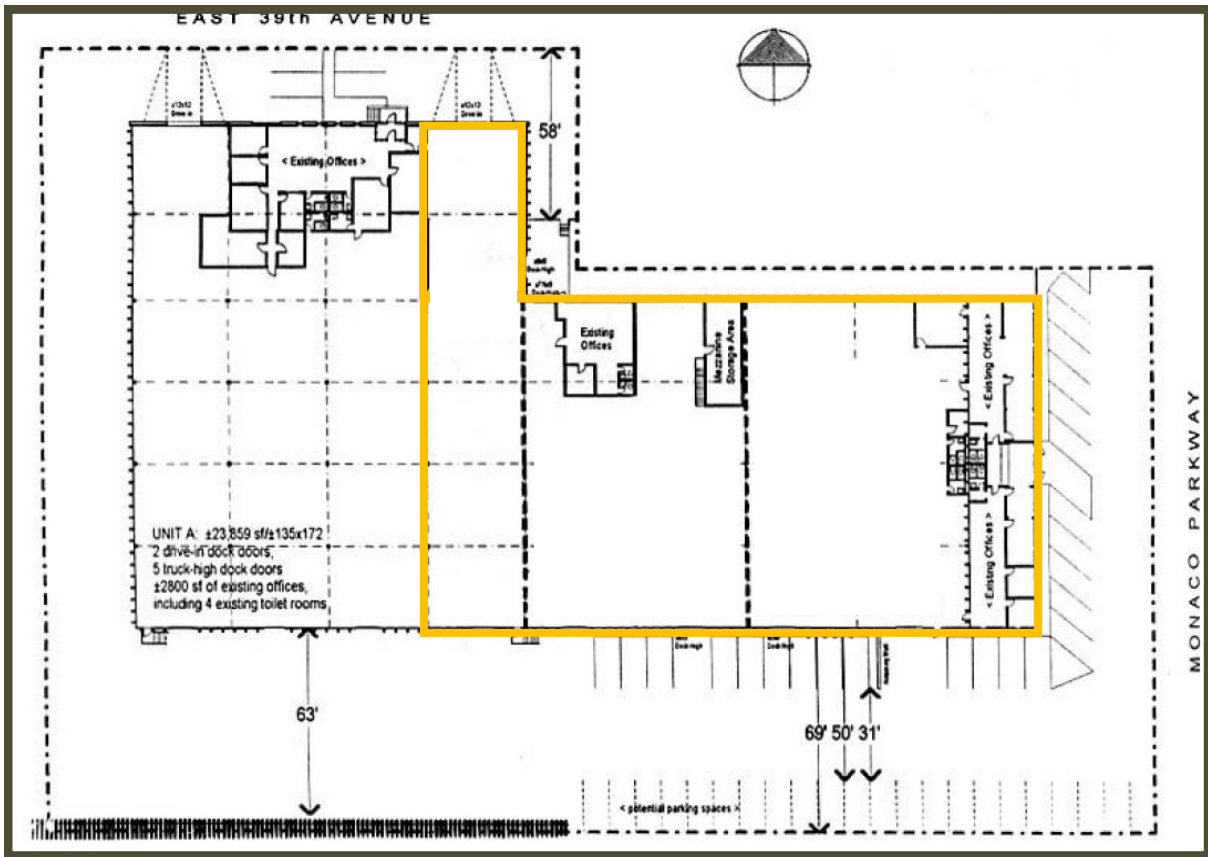
**[john@johnproppcommercial.com](mailto:john@johnproppcommercial.com)**

6020 Greenwood Plaza Blvd. Greenwood Village, CO 80111

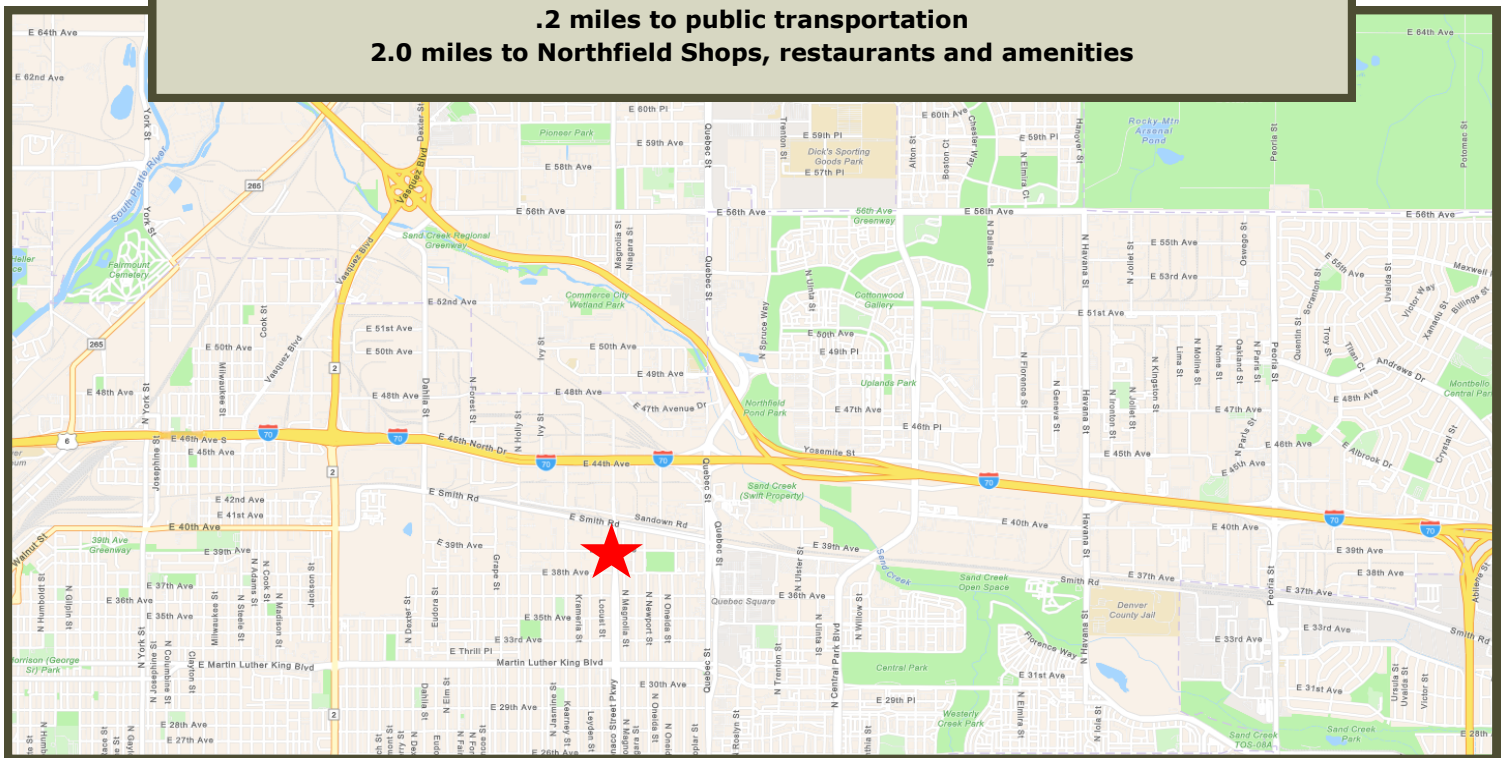
learn more at **[www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



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DENVER, CO 80216**



**Ease of Access for your deliveries, customers and employees**  
**1 mile to I-70, 270 and I-25 Highway access**  
**1.3 miles to Central Park Light Rail Station**  
**.2 miles to public transportation**  
**2.0 miles to Northfield Shops, restaurants and amenities**



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.