

FOR LEASE
Warehouse with yard

43,923 square feet of divisible industrial manufacturing/distribution warehouse with an associated .66 acre fenced storage yard.



Monument Sign
Facing
Monaco St.



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

33+ parking spaces

7 dock high doors (10'x 10')

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

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

18' Clear height

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

I-MX-3 Zoning

NNN - \$4.64/SF



\$9.00 PSF NNN

A - 17,777 SF - \$20,207/Month All In

B - 26,146 SF - \$29,721/Month All In

FOR MORE INFORMATION CONTACT:

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John V. Propp, CCIM—303-692-1816

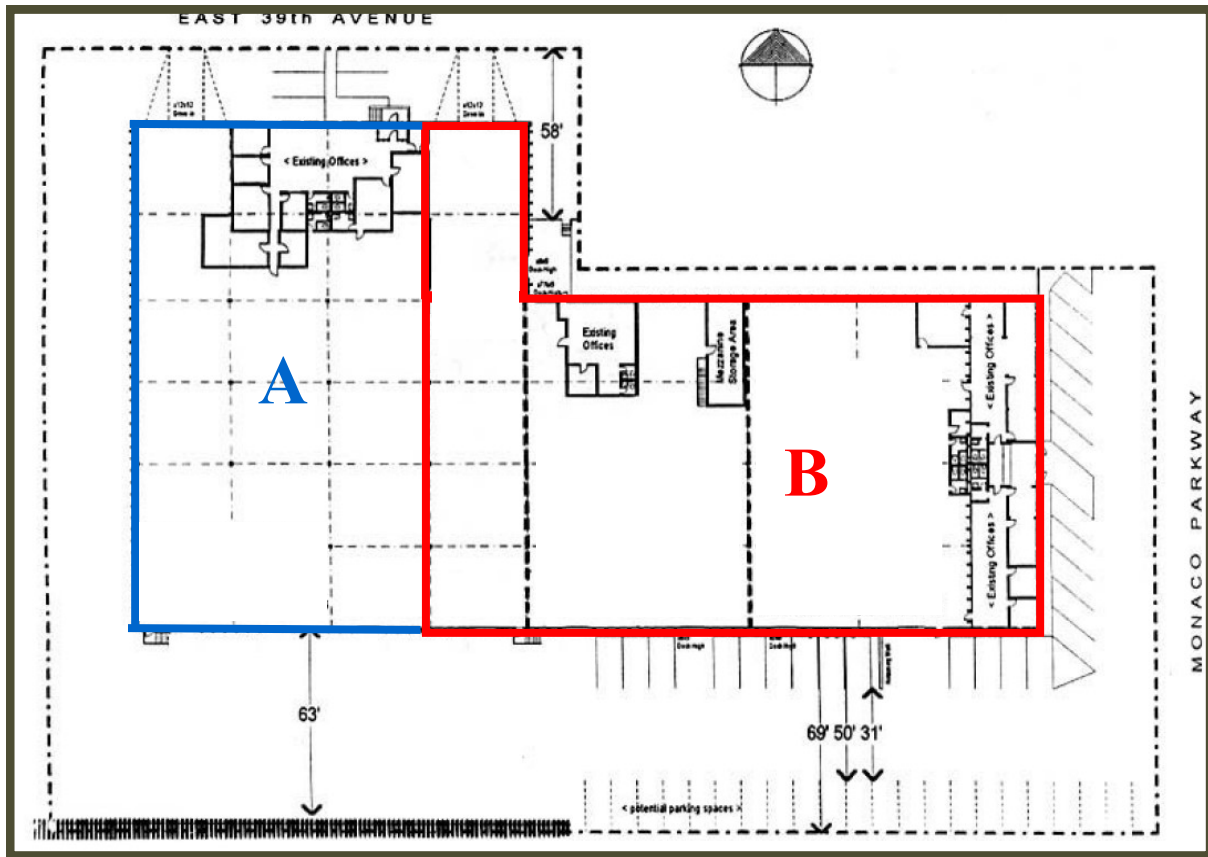
john@johnproppcommercial.com

6020 Greenwood Plaza Blvd. Greenwood Village, CO 80111

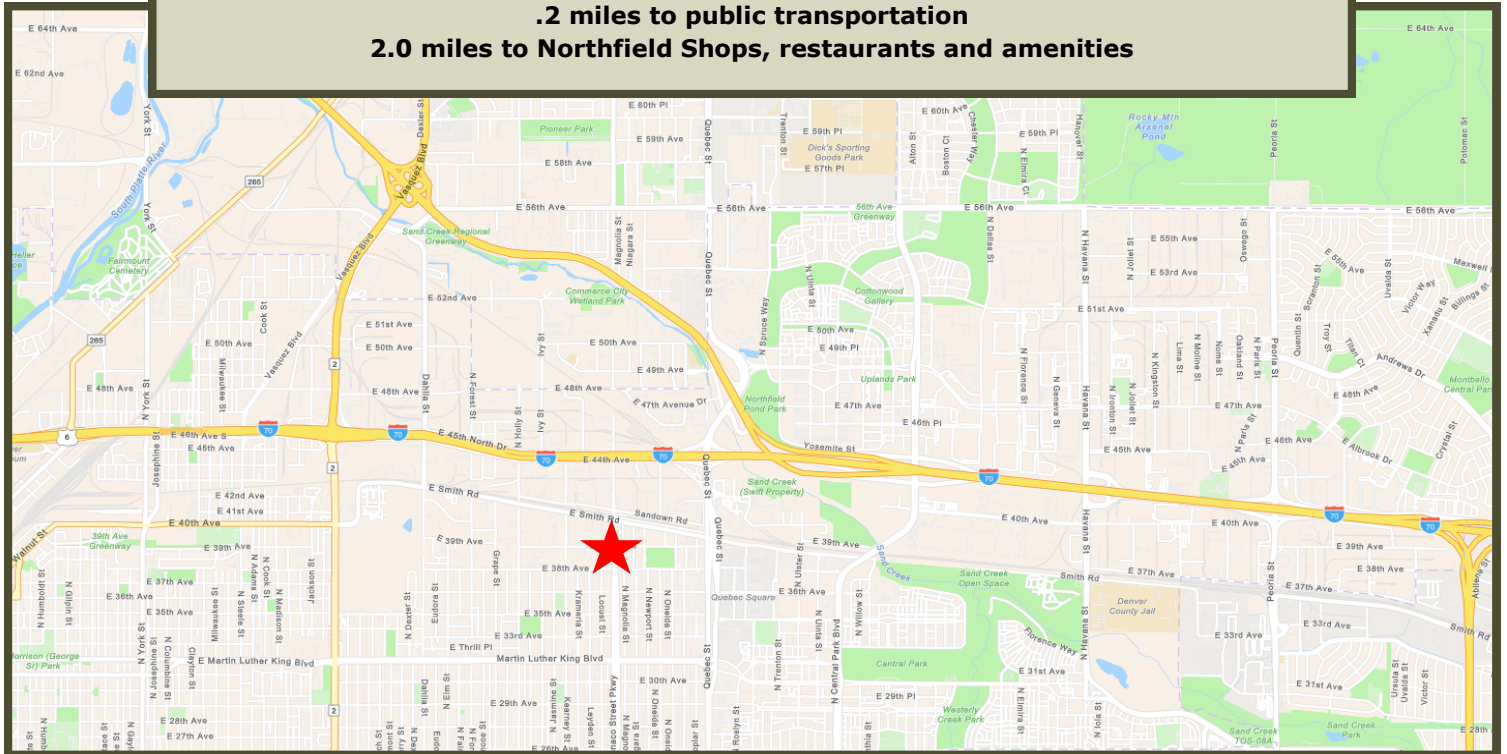
learn more at **www.JohnProppCommercial.com**



**3883 N. MONACO STREET PARKWAY
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.