






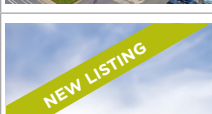








## JULY 2025 - AVAILABLE PROPERTIES

## DENVER, COLORADO

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
  <p><b>Montbello Industrial Portfolio Building 17</b> 4850 - 4860 Nome Street Denver, CO 80239</p>	 <a href="#">click here to view</a>	22,140 SF	10,450 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.
 <p><b>Montbello Industrial Portfolio Building 11</b> 11839 E. 51st Avenue Denver, CO 80239.</p>	 <a href="#">click here to view</a>	22,118 SF	22,118 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.
 <p><b>Montbello Industrial Portfolio Building 3</b> 4905 Nome Street Denver, CO, 80239</p>	 <a href="#">click here to view</a>	20,000 SF	20,000 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.
  <p><b>Montbello Industrial Portfolio Building 11</b> 11829 E 51st Avenue Denver, CO 80239</p>	<p>Brochure Coming Soon</p>	15,848 SF	15,848 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.

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## DENVER, COLORADO

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 <p><b>NEW LISTING</b></p> <p><b>Montbello Industrial Portfolio Building 1</b> 5075 Kingston Street Denver, CO 80239</p>	 <a href="#">click here to view</a>	±13,477 SF	±13,477 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.
 <p><b>NEW LISTING</b></p> <p><b>Montbello Industrial Portfolio Building 7</b> 11929 E 51st Avenue Denver, CO 80239</p>	 <a href="#">click here to view</a>	10,632 SF	10,632 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.
 <p><b>NEW LISTING</b></p> <p><b>Montbello Industrial Portfolio Building 9</b> 4945 Moline Street Denver, CO 80239</p>	Brochure Coming Soon	9,252 SF	9,252 SF	For Lease	Northeast (I-70)	The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.

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