



10,450 - 22,140 SF
INDUSTRIAL SPACE FOR LEASE

4850 - 4860 Nome Street,
Denver, CO 80239

AVAILABLE OCTOBER 1ST, 2025

DREW MCMANUS, SIOR

Vice Chairman

drew.mcmamus@cushwake.com

D: +1 303 813 6427

C: +1 303 810 8633

RYAN SEARLE

Senior Director

ryan.searle@cushwake.com

D: +1 303 813 6499

C: +1 720 260 5859

SHANNON MCBROOM

Transaction Manager, Associate

shannon.mcbroom@cushwake.com

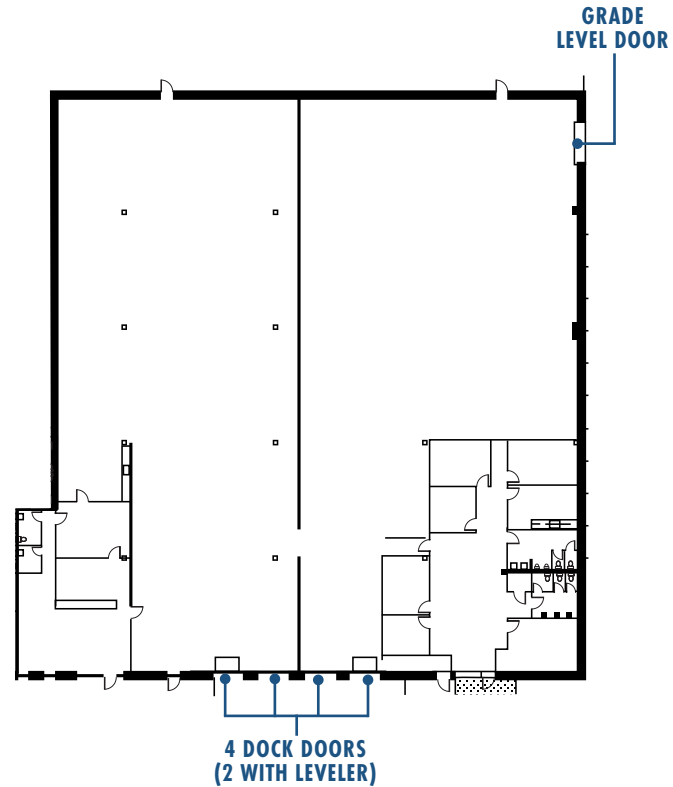
D: +1 303 209 3685

C: +1 859 684 9856

4850 - 4860 NOME STREET

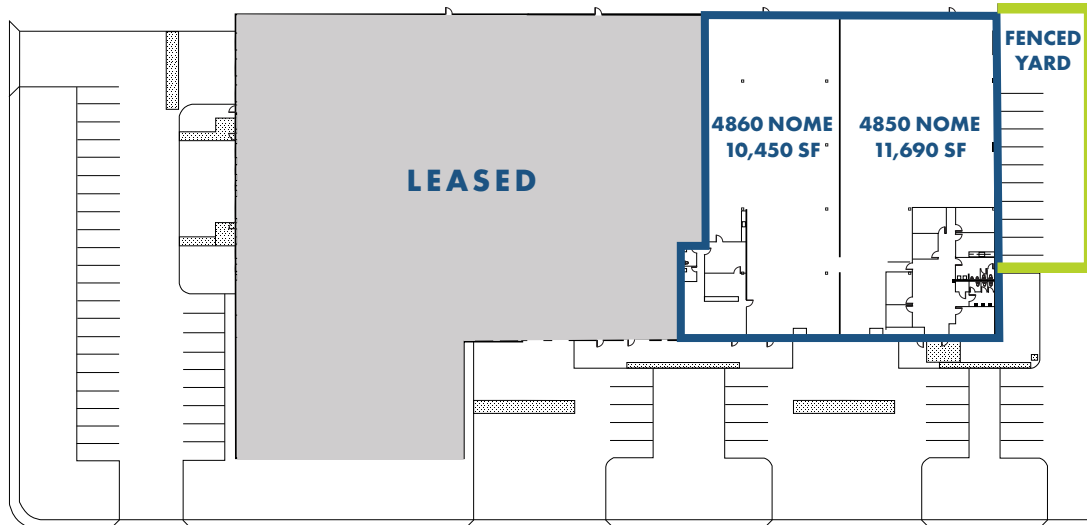
PROPERTY HIGHLIGHTS

- ▶ 22,140 SF available
- ▶ 3,661 SF office space in 2 suites
- ▶ Four (4) dock high doors (2 with levelers)
- ▶ One (1) grade Level door
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ I-B, UO-2 Zoning
- ▶ 3-Phase Power (TBV)
- ▶ Contact agent for lease rate
- ▶ \$3.87/SF 2025 operating expense



OAKLAND STREET

22,140
AVAILABLE

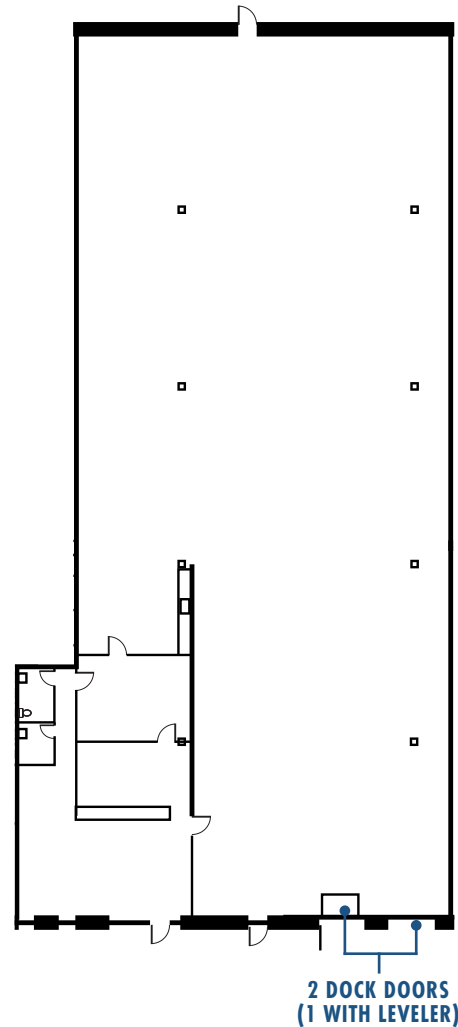


NOME STREET

4860 NOME STREET

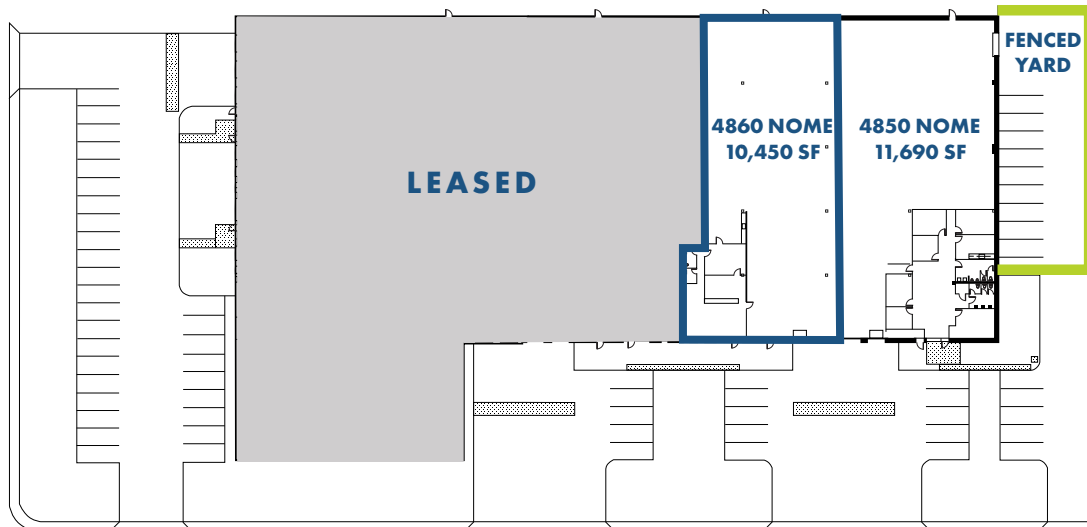
PROPERTY HIGHLIGHTS

- ▶ 10,450 SF available
- ▶ 1,291 SF office space
- ▶ Two (2) dock high doors (1 with leveler)
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ I-B, UO-2 Zoning
- ▶ Available October 1, 2025
- ▶ 3-Phase (TBV)
- ▶ Contact agent for lease rate
- ▶ \$3.87/SF 2025 operating expense
- ▶ Office refresh complete



OAKLAND STREET

10,450 SF
AVAILABLE

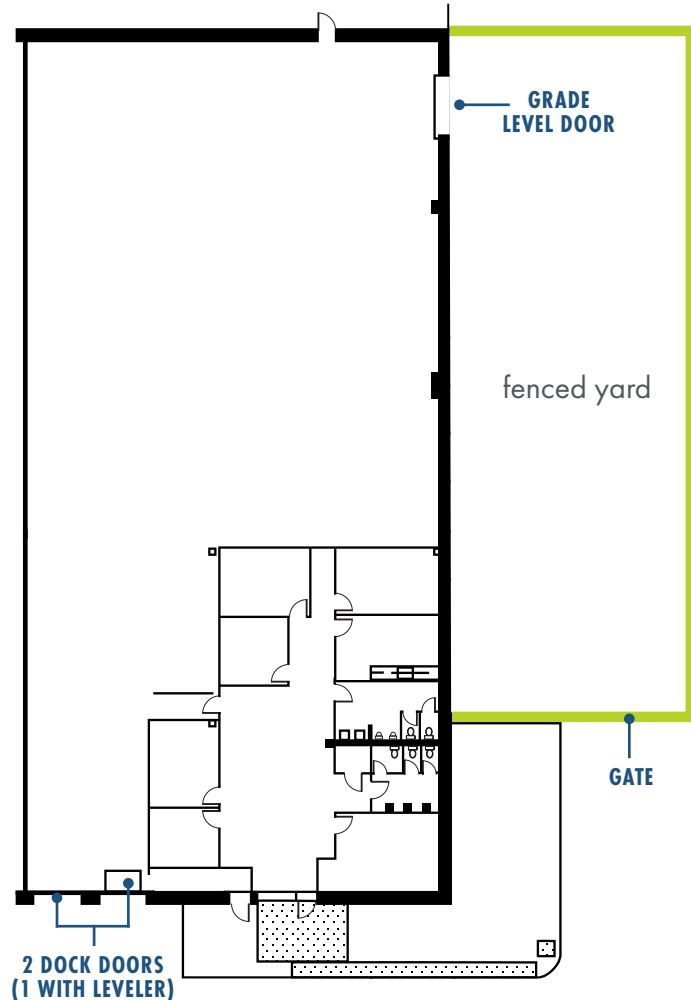


NOME STREET

4850 NOME STREET

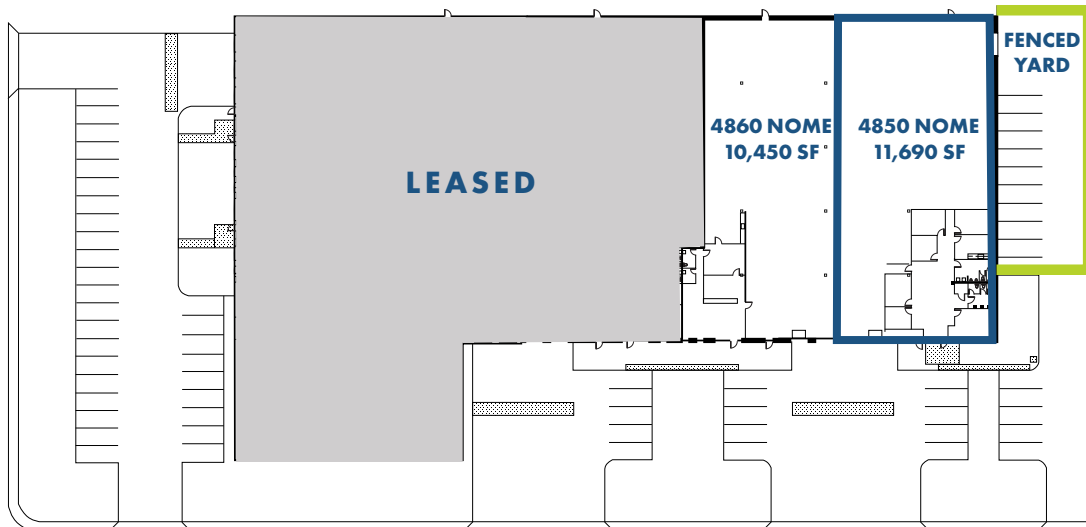
PROPERTY HIGHLIGHTS

- ▶ 11,690 SF available
- ▶ 2,370 SF office suite
- ▶ Two (2) dock high doors (1 with leveler)
- ▶ One (1) grade level door
- ▶ Small fenced yard
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ I-B, UO-2 Zoning
- ▶ 1,200 Amps, 3-Phase Power (TBV)
- ▶ Available October 1, 2025
- ▶ Contact agent for lease rate
- ▶ \$3.87/SF 2025 operating expense



OAKLAND STREET

11,690 SF
AVAILABLE



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 park's 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.



DRIVE TIMES



5 minutes (1.7 mi)



20 minutes to
Downtown Denver



18 minutes to
DEN Airport

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