



10,632 SF
INDUSTRIAL SPACE FOR LEASE

11929 E. 51st Avenue
Denver, CO 80239

AVAILABLE IMMEDIATELY

DREW MCMANUS, SIOR

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Transaction Manager, Associate

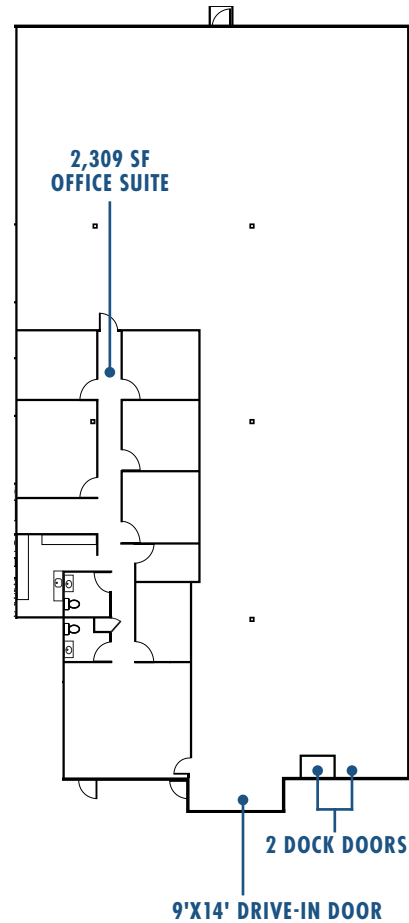
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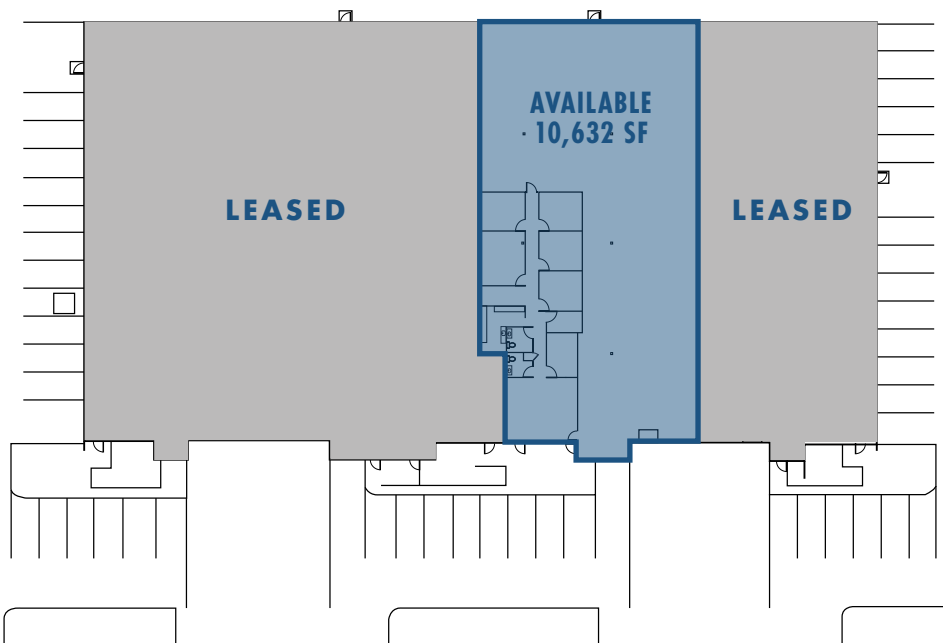
C: +1 859 684 9856

PROPERTY HIGHLIGHTS

- ▶ 10,632 SF available
- ▶ 2,309 SF office suite
- ▶ Two (2) dock high doors (1 with leveler)
- ▶ One (1) drive-in door (9'x14' with ramp)
- ▶ Sprinklered
- ▶ 21' clear height
- ▶ I-B, UO-2 Zoning
- ▶ Available Immediately
- ▶ Contact agent for lease rate
- ▶ \$4.45/SF 2025 estimated OPEX
- ▶ Sublease term available through 12/31/26 or longer term available through direct deal with the landlord



N MOLINE STREET



10,632 SF
AVAILABLE

NOME STREET

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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