



**9,252 SF**  
INDUSTRIAL SPACE FOR LEASE

4945 Moline Street,  
Denver, CO 80239

**AVAILABLE WITHIN 30 DAYS**

**DREW MCMANUS, SIOR**

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**SHANNON MCBROOM**

Transaction Manager, Associate

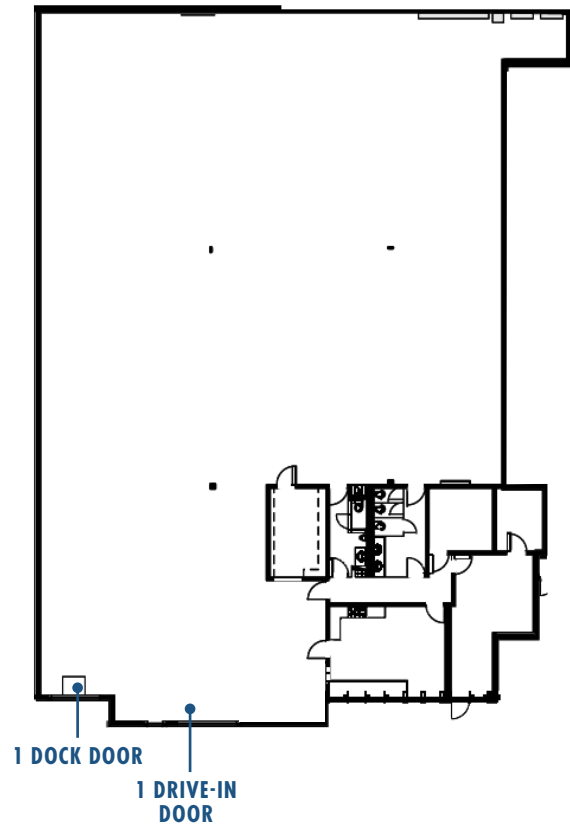
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## PROPERTY HIGHLIGHTS

- ▶ 9,252 SF available
- ▶ 965 SF of office space
- ▶ One (1) dock high door
- ▶ One (1) drive-in door (9'x12' with ramp)
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ I-B, U0-2 Zoning
- ▶ Available within 30 days notice
- ▶ Contact agent for lease rate
- ▶ \$4.07/SF 2025 operating expense



LIMA STREET



**9,252 SF**  
AVAILABLE

MOLINE 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 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.



## DRIVE TIMES



5 minutes (1.7 mi)



20 minutes to  
Downtown Denver



18 minutes to  
DEN Airport

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