



MONTBELLO INDUSTRIAL PORTFOLIO

BUILDING 08



CUSHMAN &
WAKEFIELD



21,384-38,280 SF

INDUSTRIAL SPACE FOR LEASE
WITH OUTDOOR STORAGE YARD

11945 East 49th Ave,
Denver, CO 80239

AVAILABLE APRIL 1, 2027

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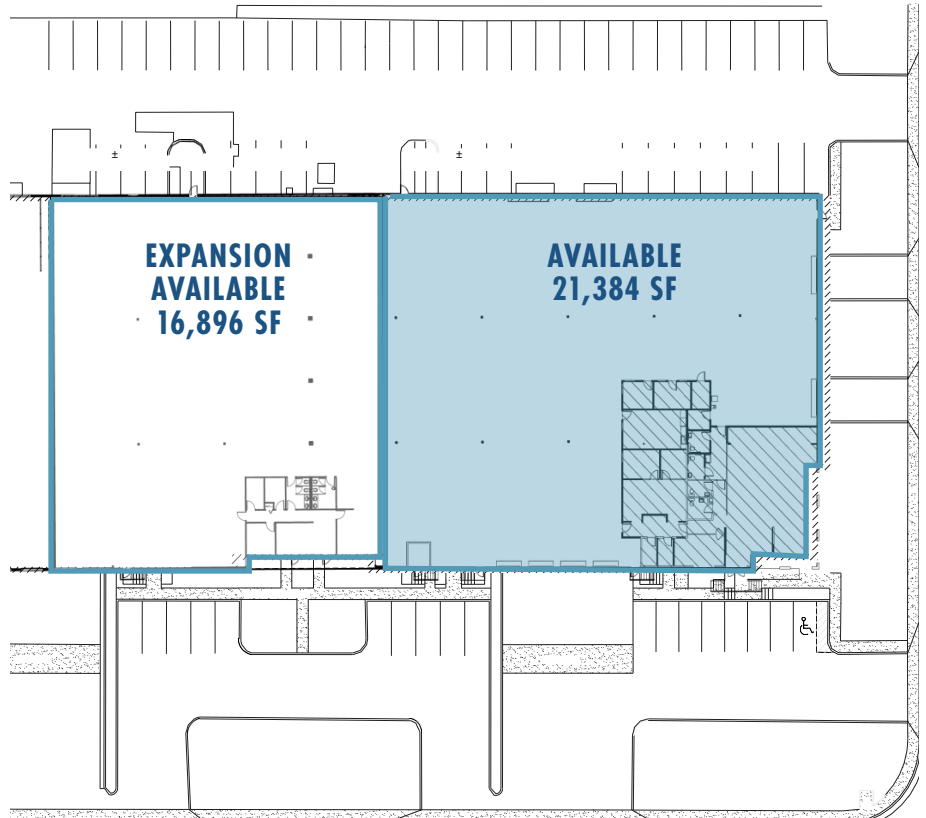
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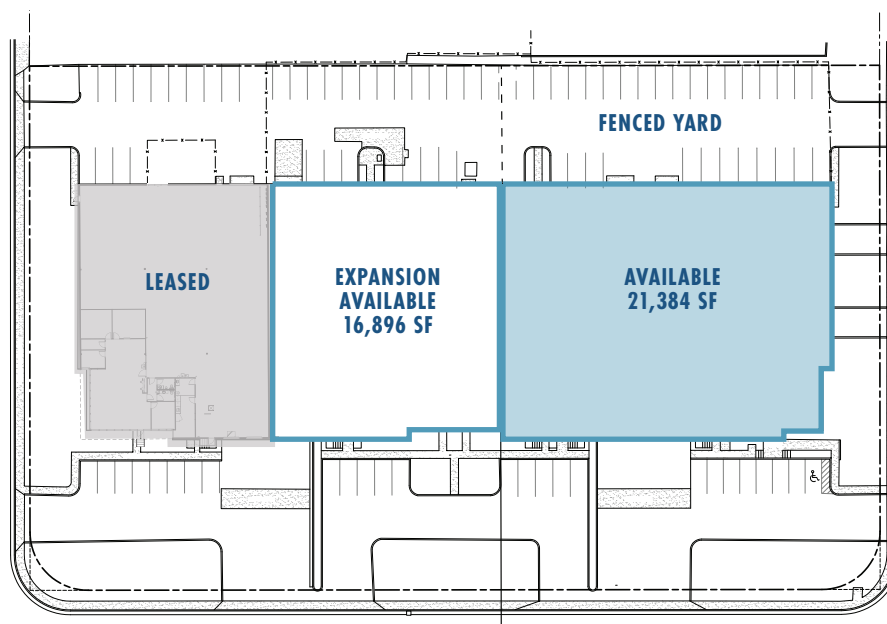
CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

- ▶ 21,384 SF available
- ▶ 3,718 SF office suite with showroom
- ▶ Four (4) dock high doors (4 with levelers)
- ▶ Four (4) drive-in door (2 at 9'x14')
- ▶ Sprinklered
- ▶ 18' clear height
- ▶ 10,500 SF (0.25 AC) paved, fenced and secured outdoor storage yard
- ▶ I-B, UO-2 Zoning
- ▶ Available April 1, 2027
- ▶ Contact agent for lease rate
- ▶ \$4.16/SF OPEX (Est.)



51ST AVENUE



21,384 SF
AVAILABLE

EAST 49TH AVENUE

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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