

FOR LEASE
Warehouse with yard

26,146 square feet of industrial manufacturing / distribution warehouse with an associated .30 acre fenced storage yard.



3883 N. MONACO STREET PARKWAY, UNIT B
DENVER, CO 80216

3,000 square feet of front offices with additional work offices and restrooms within the warehouse areas

22 parking spaces

4 dock high doors (10'x 10')

1 drive in door at grade (12'x 12')

1 drive in door with ramp (10'x 10')

18' Clear height

Power: 600a/208v 3p (To Be Confirmed)

I-MX-3 Zoning



\$9.00 PSF NNN

\$19,609.00 Base Rent / month

\$10,112.00 nnn/ month

\$29,721.00 monthly total

FOR MORE INFORMATION CONTACT:

Joshua Cohen—720-232-4014

joshua@johnproppcommercial.com

John V. Propp, CCIM—303-692-1816

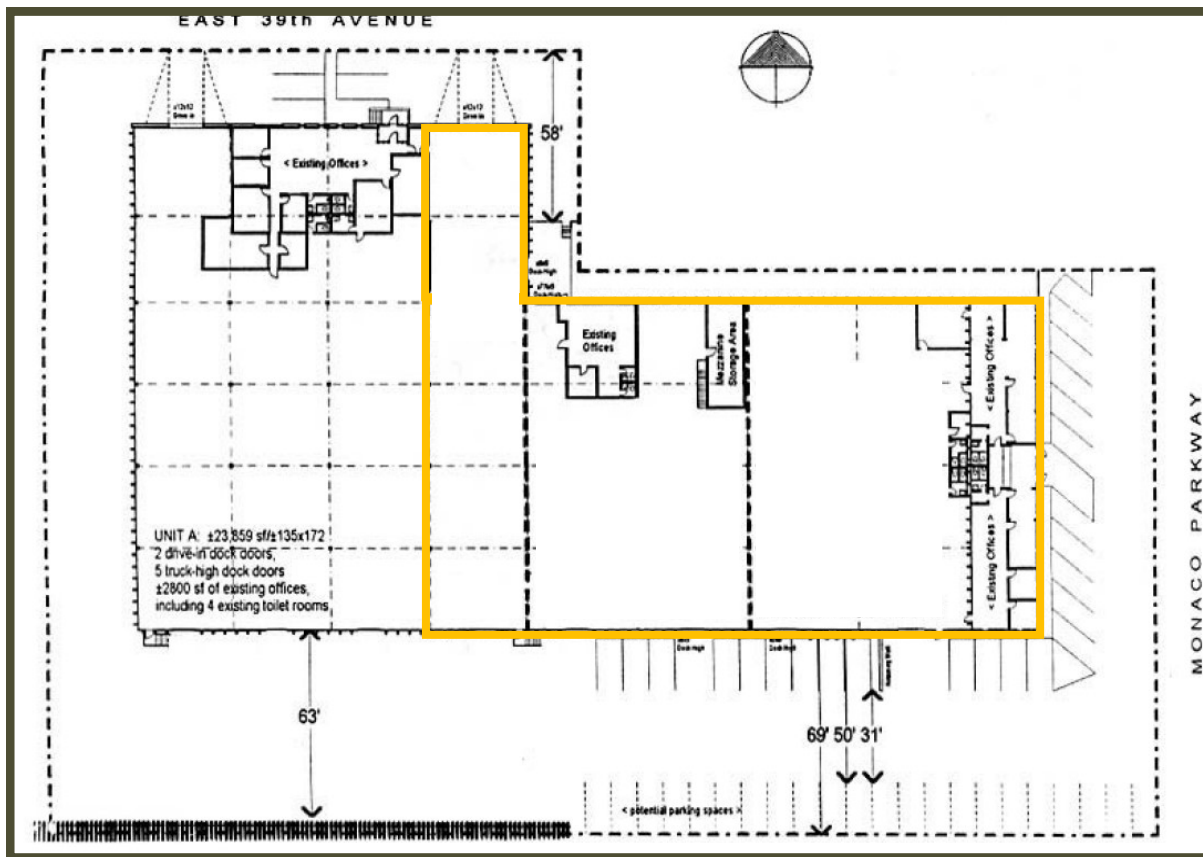
john@johnproppcommercial.com

6020 Greenwood Plaza Blvd. Greenwood Village, CO 80111

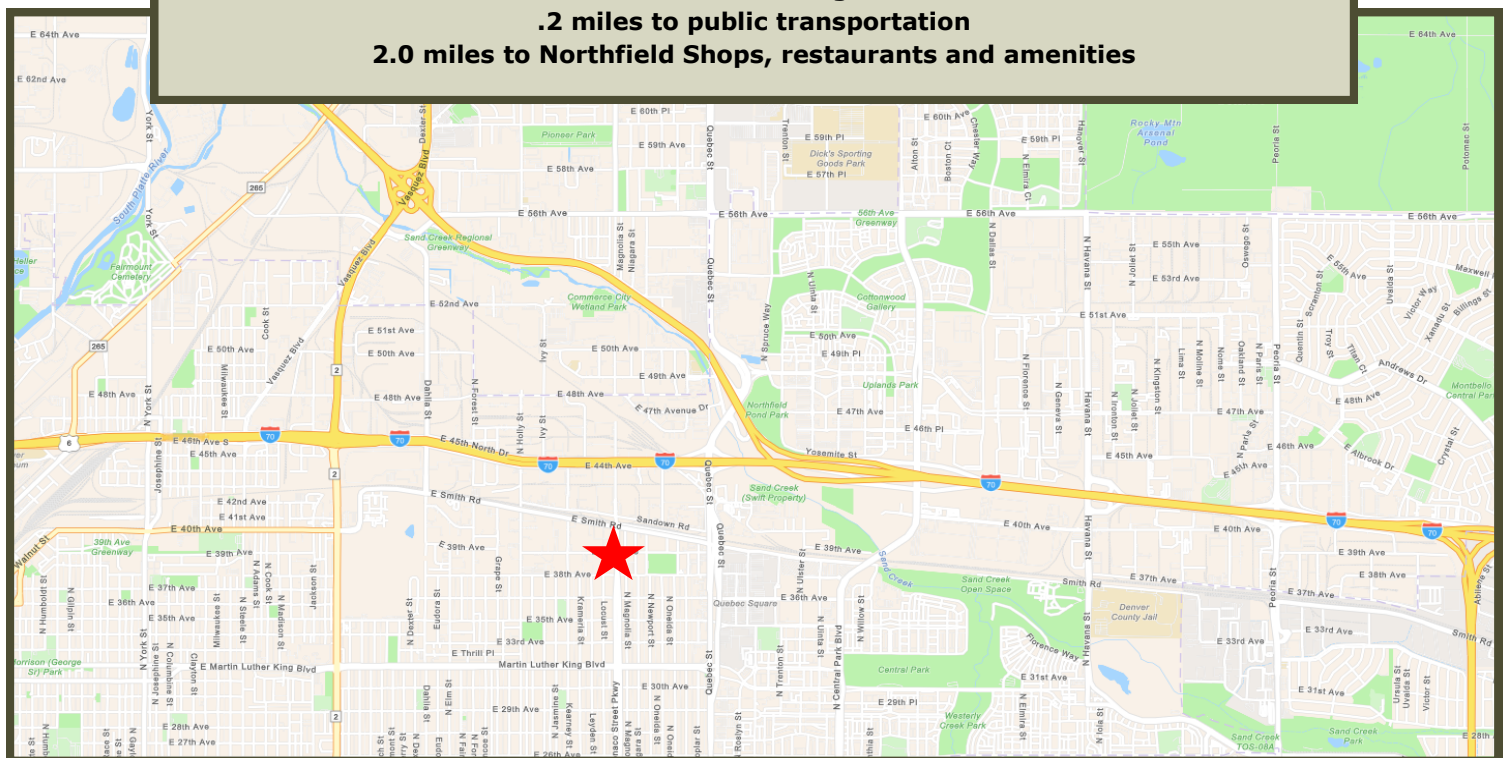
learn more at **www.JohnProppCommercial.com**



**3883 N. MONACO STREET PARKWAY
DENVER, CO 80216**



Ease of Access for your deliveries, customers and employees
1 mile to I-70, 270 and I-25 Highway access
1.3 miles to Central Park Light Rail Station
.2 miles to public transportation
2.0 miles to Northfield Shops, restaurants and amenities



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.