

1/2 ACRE OF FENCED & PAVED
OUTDOOR STORAGE



19,962 SF
INDUSTRIAL SPACE FOR LEASE
WITH OUTDOOR STORAGE YARD

5081 Kingston Street,
Denver, CO 80239

IMMEDIATE OCCUPANCY

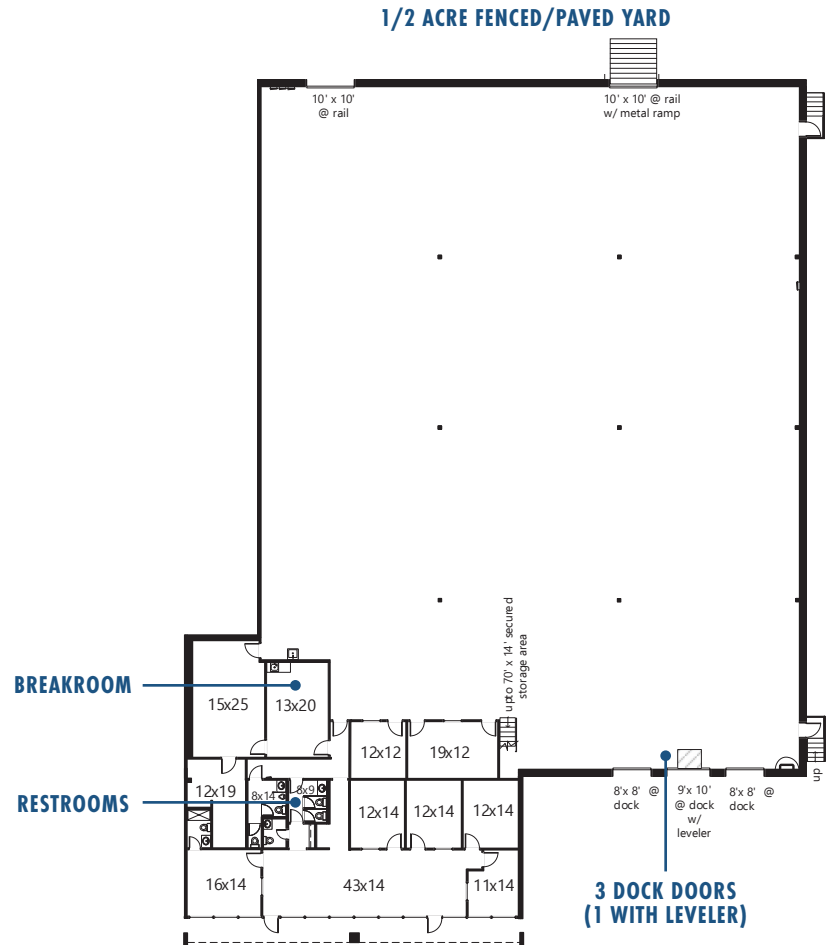
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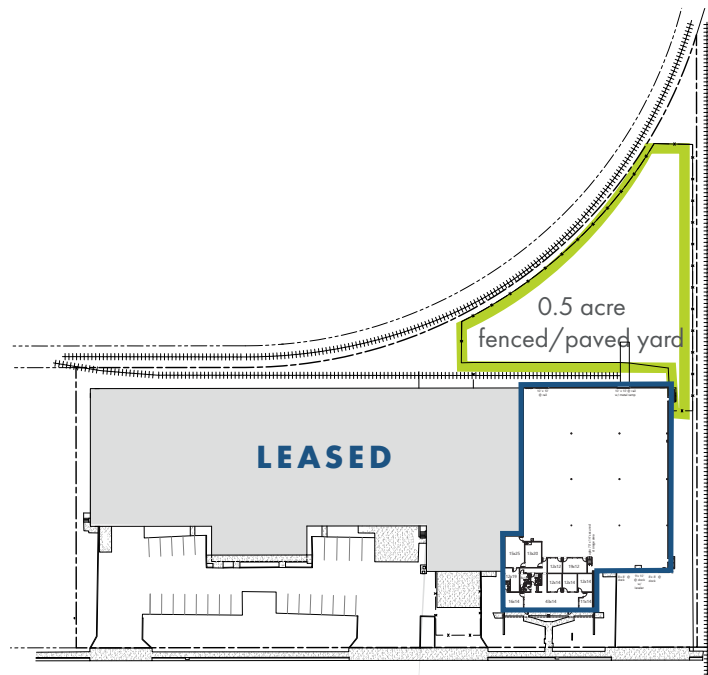
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PROPERTY HIGHLIGHTS

- ▶ 19,962 SF available
- ▶ ±3,400 SF office suite
- ▶ Three (3) dock high doors (1 with leveler)
- ▶ One (1) drive-in door (10'x10')
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ Rail served – Union Pacific
- ▶ I-B, UO-2 Zoning
- ▶ ½ acre of fenced/paved yard
- ▶ Contact agent for lease rate
- ▶ \$3.51/SF estimated operating expense



RAILROAD



19,962 SF
AVAILABLE

KINGSTON 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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