



**13,252 SF**  
INDUSTRIAL SPACE FOR LEASE

4870 Nome Street,  
Denver, CO 80239

**IMMEDIATE OCCUPANCY**  
**OFFICE REFRESH COMPLETED**

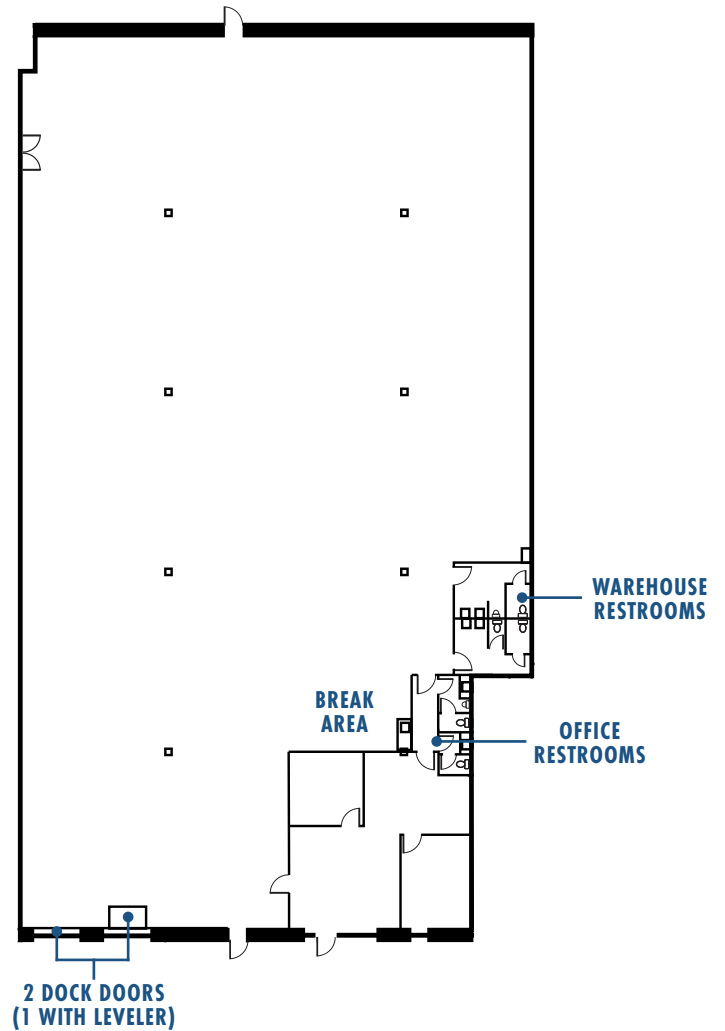
**DREW MCMANUS, SIOR**  
Executive Managing Director  
drew.mcmanus@cushwake.com  
D: +1 303 813 6427  
C: +1 303 810 8633

**RYAN SEARLE**  
Senior Director  
ryan.searle@cushwake.com  
D: +1 303 813 6499  
C: +1 720 260 5859

**SHANNON MCBROOM**  
Senior Brokerage Specialist  
shannon.mcbroom@cushwake.com  
D: +1 303 209 3685  
C: +1 859 684 9856

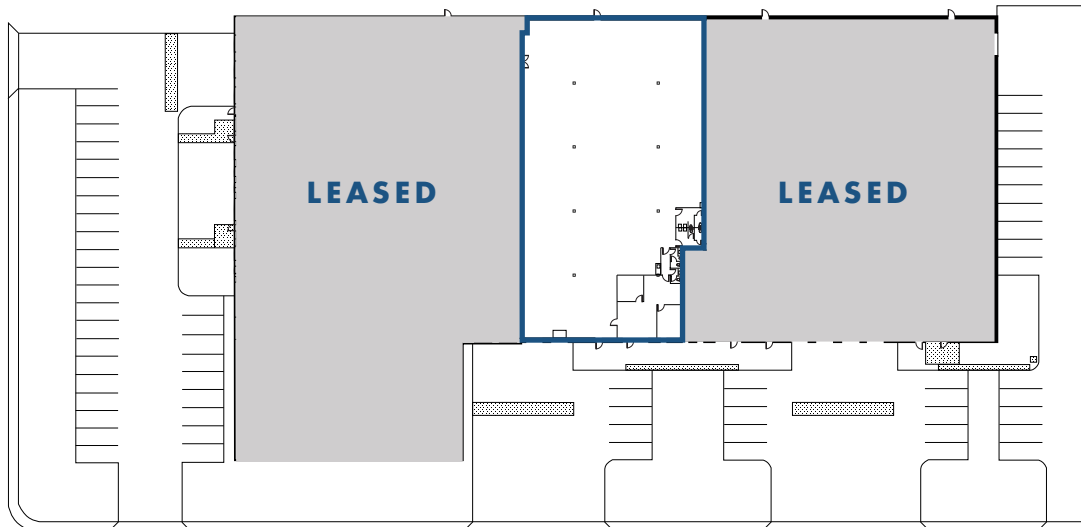
## PROPERTY HIGHLIGHTS

- ▶ 13,252 SF available
- ▶ 1,130 SF office suite
- ▶ Two (2) dock high doors (1 with leveler)
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ I-B, UO-2 Zoning
- ▶ 400 Amps (TBV)
- ▶ Contact agent for lease rate
- ▶ \$3.55/SF estimated operating expense
- ▶ Office refresh complete



OAKLAND STREET

**13,252 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 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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