



3975

 **JLL** SEE A BRIGHTER WAY

# For Sublease

Industrial space

**Space Available**  
**28,750 SF**

Monaco I-70 Industrial Park, Bldg D  
3975 Monaco Parkway  
Denver, CO 80207

#### Property highlights

- End-Cap Unit with Excellent Visibility at Monaco & Smith Road
- Prime Infill Class A Unit
- Immediate I-70 Access
- ESFR Sprinkler System
- Drive-In & Dock-High Loading
- 4,650 SF Office & 24,100 SF Warehouse

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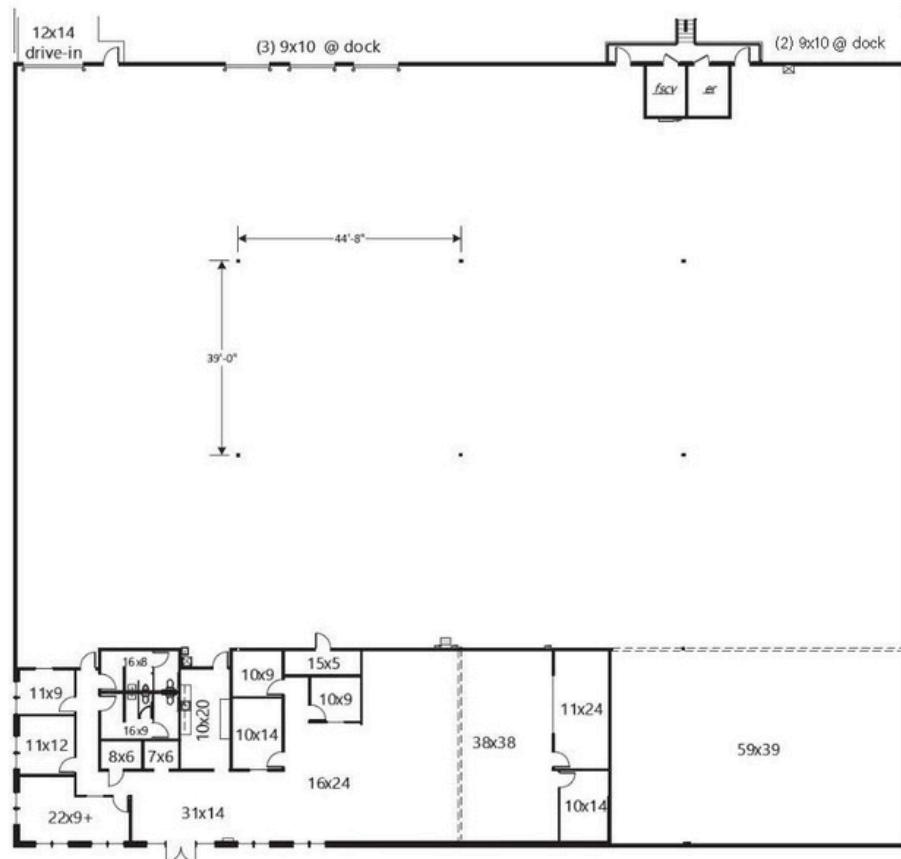
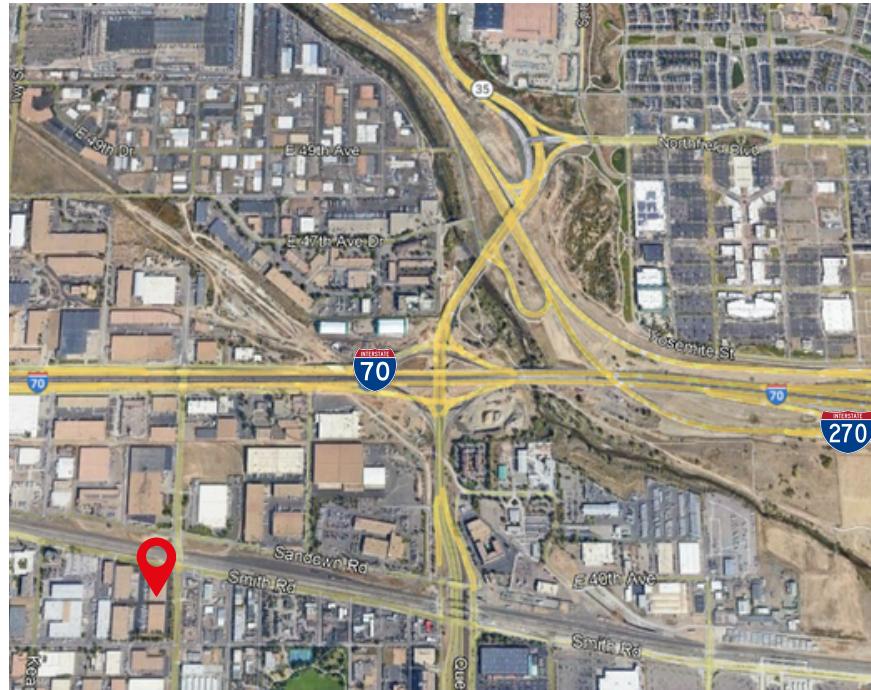
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Jones Lang LaSalle Brokerage, Inc.



## Space details

- Lease Rate: \$7.50/SF NNN
- Operating Expenses: \$6.22/SF (2025)
- Clear Height: 24'
- Column Spacing: 44'8" X 39'
- Sprinklered: ESFR
- Zoning: I-A, UO-2 - Denver County
- Parking: 0.7:1,000 SF
- Power: 600 Amps, 480V, 3-Phase
- DH Loading: Five (5) Dock-High Loading Doors (9'X10')
- DI Loading: One (1) Drive-In Loading Door (12'X14')
- Sublease Term: July 31, 2026 (Direct Deal Possible)



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