Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #9 Denver, CO 80223 | (720) 320-0366 | grubercommercial.com



# 11611-11633 E. 51<sup>ST</sup> Ave, Denver, CO 80239

Warehouse/Distribution Space | Available For Lease

# **FOR LEASE**

### **PROPERTY HIGHLIGHTS**

- Located in Montbello Industrial Park
- Sprinkler System
- South Exposure
- Fenced Side Yard
- Excellent Access to I-70 via Havana



LEASE PRICE: **\$5.75-\$6.75/SF NNN** CAM (EST. 2024): **\$3.36/SF** 

For More Information, Contact: Steve Fletcher | Industrial Specialist (720) 320-0366 Steve@grubercre.com



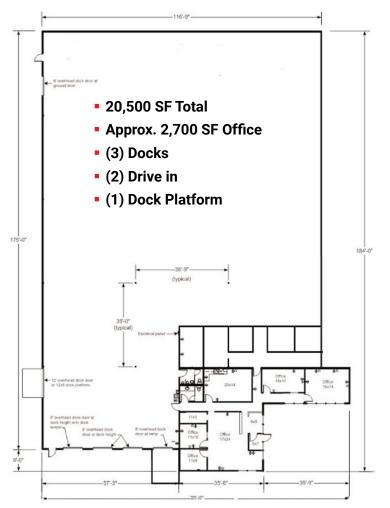
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#### **PROPERTY DETAILS**

- Ceiling Height: 21'
- Zoning: I-B
- Sprinkler: Yes



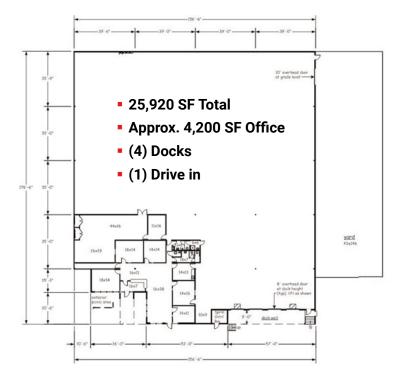
## FLOOR PLANS 11611 E. 51<sup>st</sup> AVE



#### For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist* (720) 320-0366 steve@grubercre.com Gruber

11633 E. 51<sup>ST</sup> AVE



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