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11611–11633 E. 51ST 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



**SPACE AVAILABLE: 46,420 SF
DIVISIBLE TO 20,500 SF**

**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

PROPERTY DETAILS

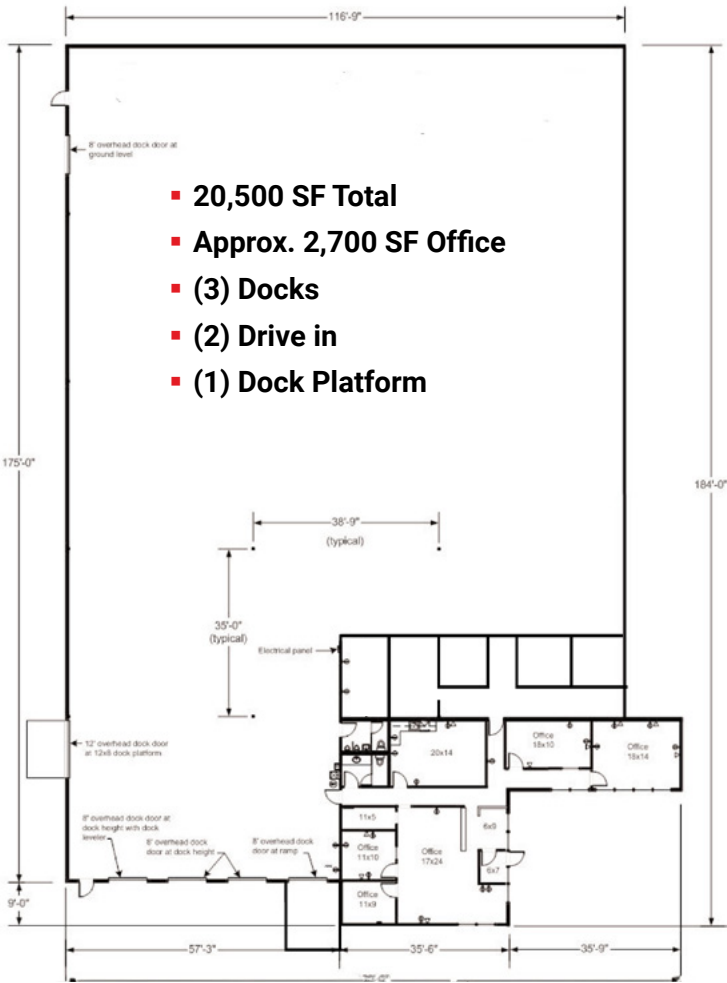
- Ceiling Height: 21'
- Zoning: I-B
- Sprinkler: Yes



FLOOR PLANS

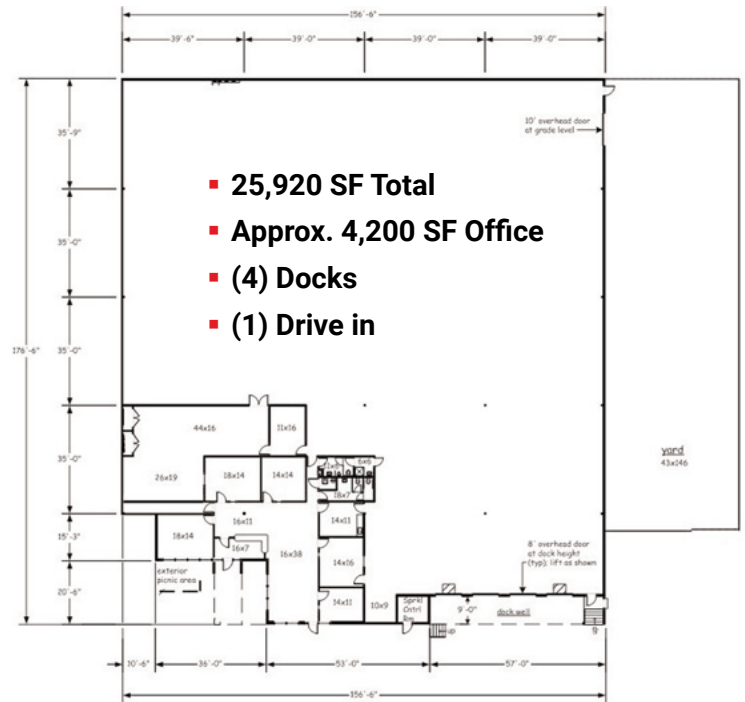
11611 E. 51ST AVE

- 20,500 SF Total
- Approx. 2,700 SF Office
- (3) Docks
- (2) Drive in
- (1) Dock Platform



11633 E. 51ST AVE

- 25,920 SF Total
- Approx. 4,200 SF Office
- (4) Docks
- (1) Drive in



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