



# For Lease

5745 Monaco St | Commerce City, CO 80022



## Property Facts

Building SF	28,140 SF (divisible to ±9,035 SF)
Office SF	±3,500 SF
Site Size	2.19 AC
Clear Height	18'
Loading Doors	5 Drive-In, 2 Dock-High
Zoning	I-1
Power	800amp/3p
YOC	1982
City/County	Commerce City/Adams
OpEx	\$3.64/SF (2026)
Pricing	Contact Broker

## Industrial Warehouse Space ±9,035 – 28,140 SF

### Property Highlights

- Divisible to ±9,035 SF
- Convenient access to I-70, I-270, I-76, and major Denver metro corridors
- Situated in a strong industrial submarket with proximity to DIA, downtown Denver, and major distribution hubs
- Ample on-site parking
- Multiple dock-high and drive-in doors providing efficient loading/unloading
- Large fenced storage yard
- Heavy parking available in fenced yard area

For Lease Information, please contact:

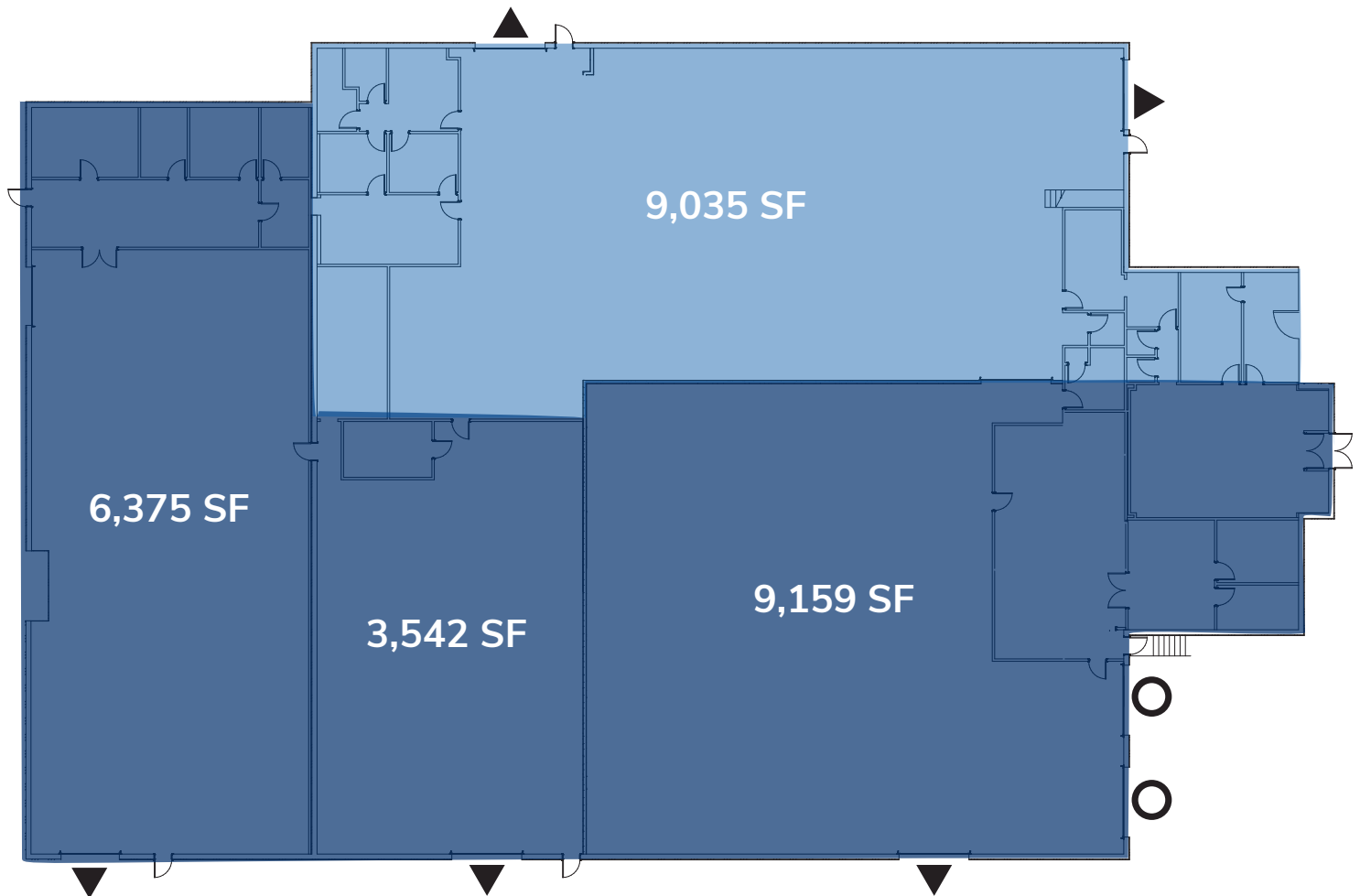
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**Peter Beugg, SIOR**  
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## Unit Size Breakdown & Loading

	9,035 SF		Drive-In Doors (12'x14')
	19,076 SF		Dock-High Doors (8'x10')

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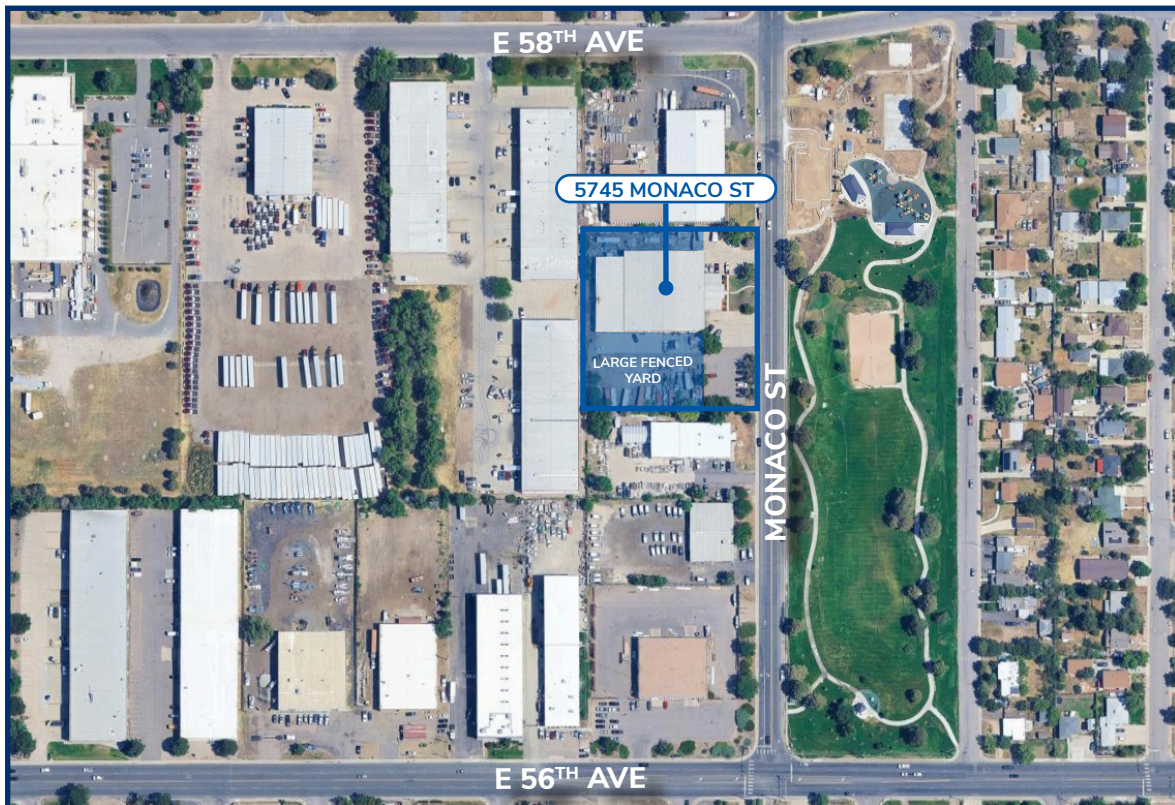
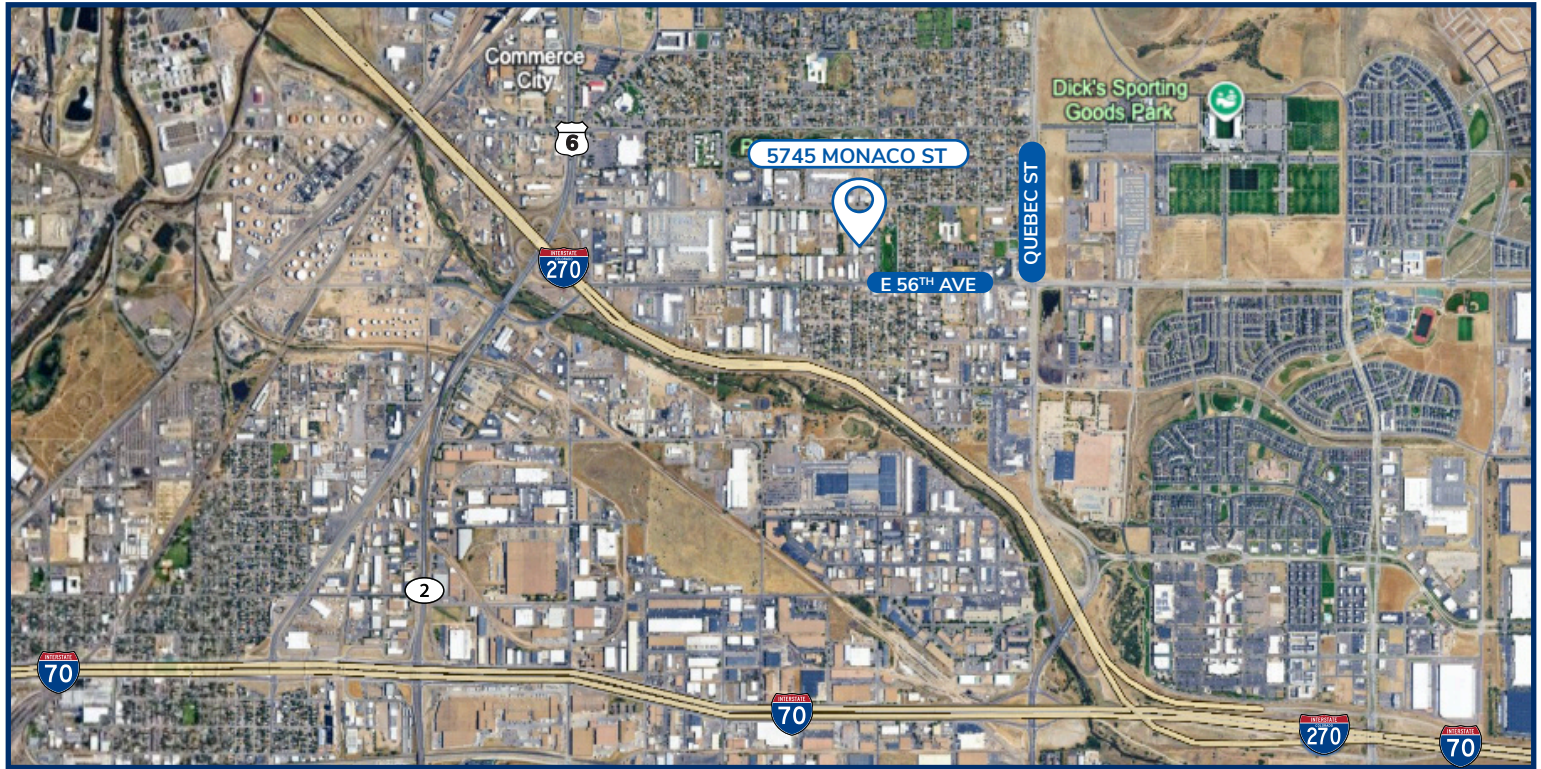




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