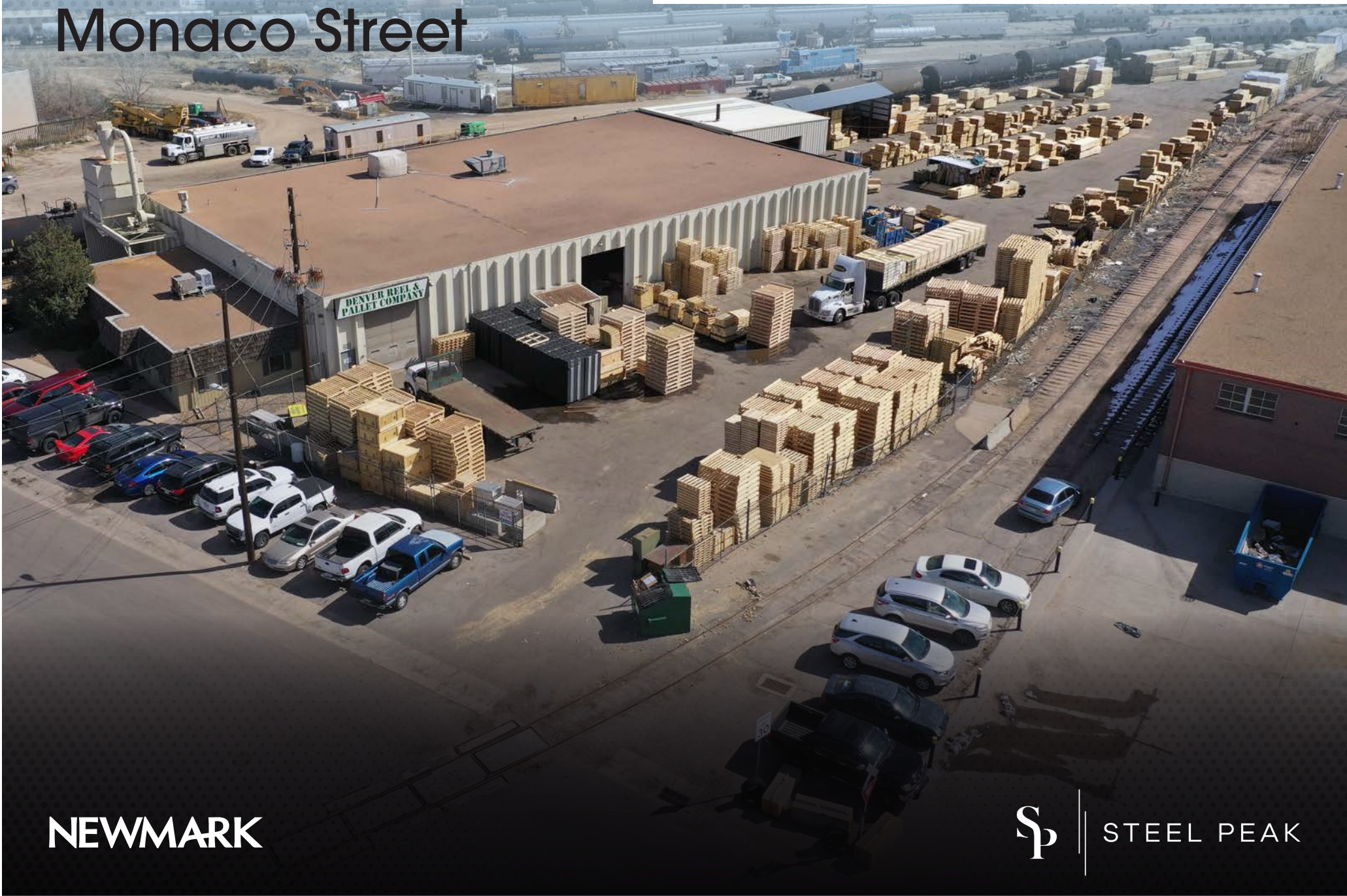


4600

Monaco Street

Central Denver Heavy Industrial
16,858 SF ON 2+ ACRES FOR LEASE



NEWMARK

SP | STEEL PEAK

4600

Monaco Street

MONACO ST

PROPERTY HIGHLIGHTS

- Functional building with over one acre of excess usable yard space
- Substantial building and property renovation planned
- Central Denver location with excellent access to I-70
- Heavy industrial zoning allowing for wide range of uses
- Fully paved yard area
- Potential for rail access via Denver Rock Island
- Visibility and signage opportunities from I-70
- Oversized, grade-level loading doors

Building Size: 16,858 SF

Office: ±1,500 SF

Site Size: 2.07 Acres

Loading: 4 Oversized Drive-In Doors
2 - 12' x 14'
1 - 18' x 14'
1 - 20' x 14'

Zoning: IB, UO-2, Denver

Lease Rate: \$17.50-\$18.00/SF NNN

Power: 400 amps, 3 Phase, TBV

Rail: Denver Rock Island

Yard Condition: Paved

Clear Height: 15'

Sprinklers: Yes

YOC: 1974

OPEX: \$4.59/SF



I-270 Access



E 52ND AVE

VASQUEZ BLVD

COLORADO BLVD

DAHLIA ST

IVY ST

QUEBEC ST

USPS

E 50TH AVE

E 49TH AVE

E 48TH AVE

E 47TH AVE

I-270 Access

Denver International Airport



I-70 Access



I-70 Access

HOLLY ST

STAPLETON DR N

STAPLETON DR S

MONACO ST

I-70 Access

I-70 Access



6 MINUTES



6 MINUTES



12 MINUTES

DOWNTOWN
DENVER

14 MINUTES



15 MINUTES

DENVER INTERNATIONAL
AIRPORT

4600

Monaco Street

MONACO ST

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