

TENANT SIGNAGE

5,000 SF OUTDOOR  
STORAGE YARD

**20,000 SF**  
INDUSTRIAL SPACE FOR LEASE  
WITH OUTDOOR STORAGE YARD

4905 Nome Street,  
Denver, CO 80239

**AVAILABLE NOW**

**DREW MCMANUS, SIOR**

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Transaction Manager, Associate

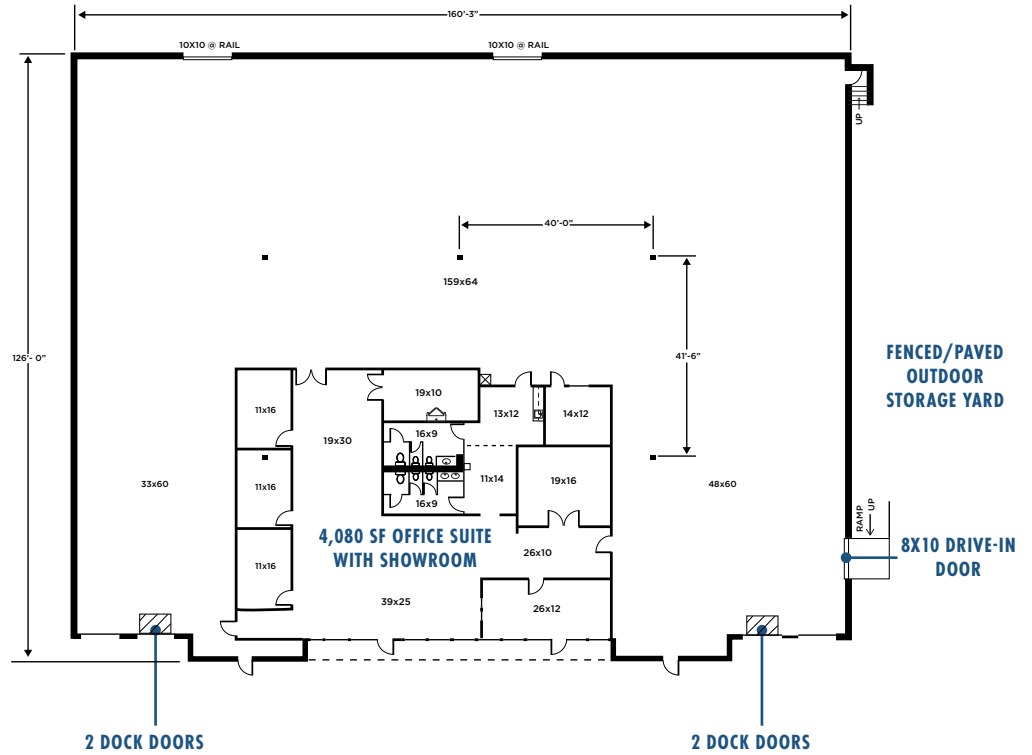
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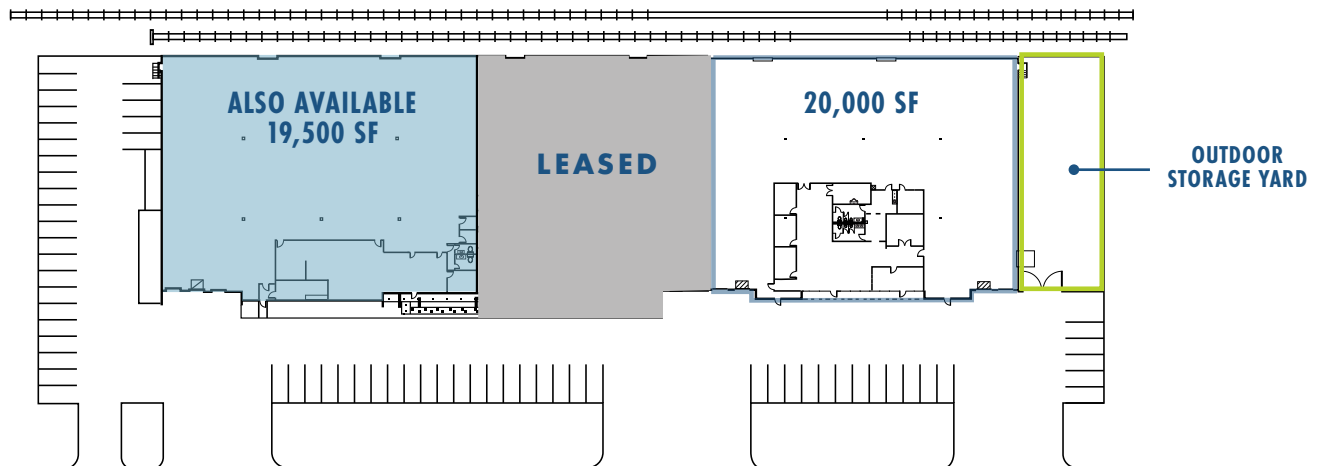
## PROPERTY HIGHLIGHTS

- ▶ 20,000 SF available
- ▶ 4,080 SF office suite with showroom
- ▶ Four (4) dock high doors (2 with levelers)
- ▶ One (1) drive-in door (8'x10')
- ▶ ESFR Sprinklers
- ▶ 21' clear height
- ▶ Approximately 5,000 SF paved, fenced and secured outdoor storage yard
- ▶ I-B, UO-2 Zoning
- ▶ Available January 1, 2025
- ▶ Contact agent for lease rate
- ▶ \$4.17/SF 2025 estimated OPEX



N MOLINE STREET

**20,000 SF**  
AVAILABLE



NOME STREET



The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The park's major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.



## DRIVE TIMES



5 minutes (1.7 mi)



20 minutes to  
Downtown Denver



18 minutes to  
DEN Airport

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