



**22,118 SF**  
INDUSTRIAL SPACE FOR LEASE

11839 E 51st Avenue,  
Denver, CO 80239

**AVAILABLE WITHIN 30 DAYS**

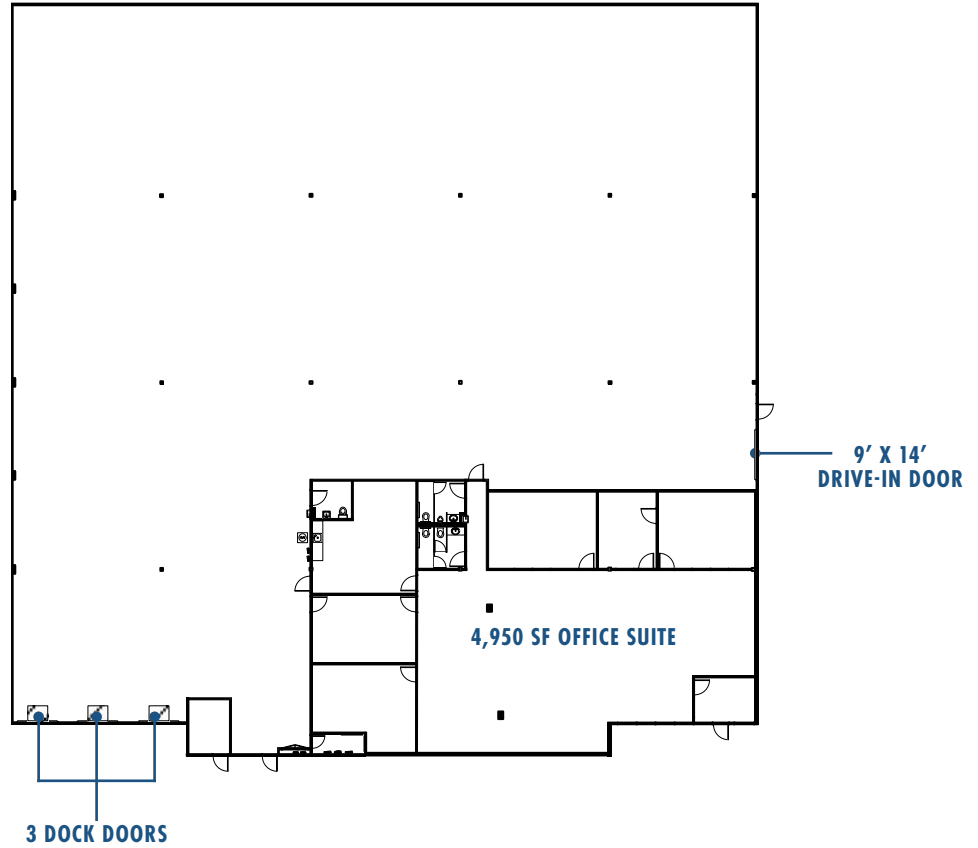
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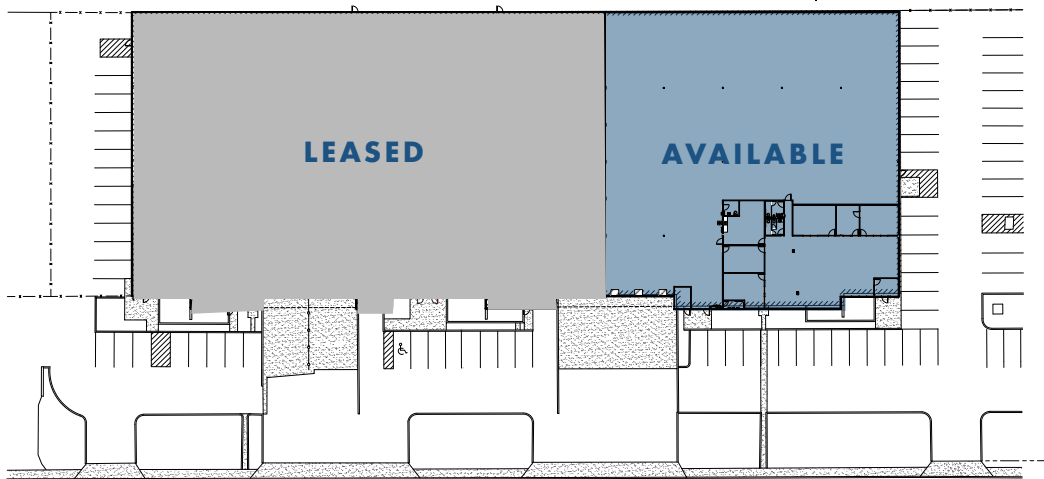
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## PROPERTY HIGHLIGHTS

- ▶ 22,118 SF available
- ▶ 4,950 SF office suite
- ▶ Three (3) dock high doors (2 with levers)
- ▶ One (1) drive-in door (9'x14')
- ▶ ESRF Sprinklers
- ▶ 21' clear height
- ▶ I-A, UO-2 Zoning
- ▶ Contact Broker for Lease Rate
- ▶ NNN Expenses: \$3.50/SF



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AVAILABLE



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 parks 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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