

4600 Monaco Street

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



Under New Ownership
PROPERTY RENOVATIONS UNDERWAY

NEWMARK

SP | STEEL PEAK

4600

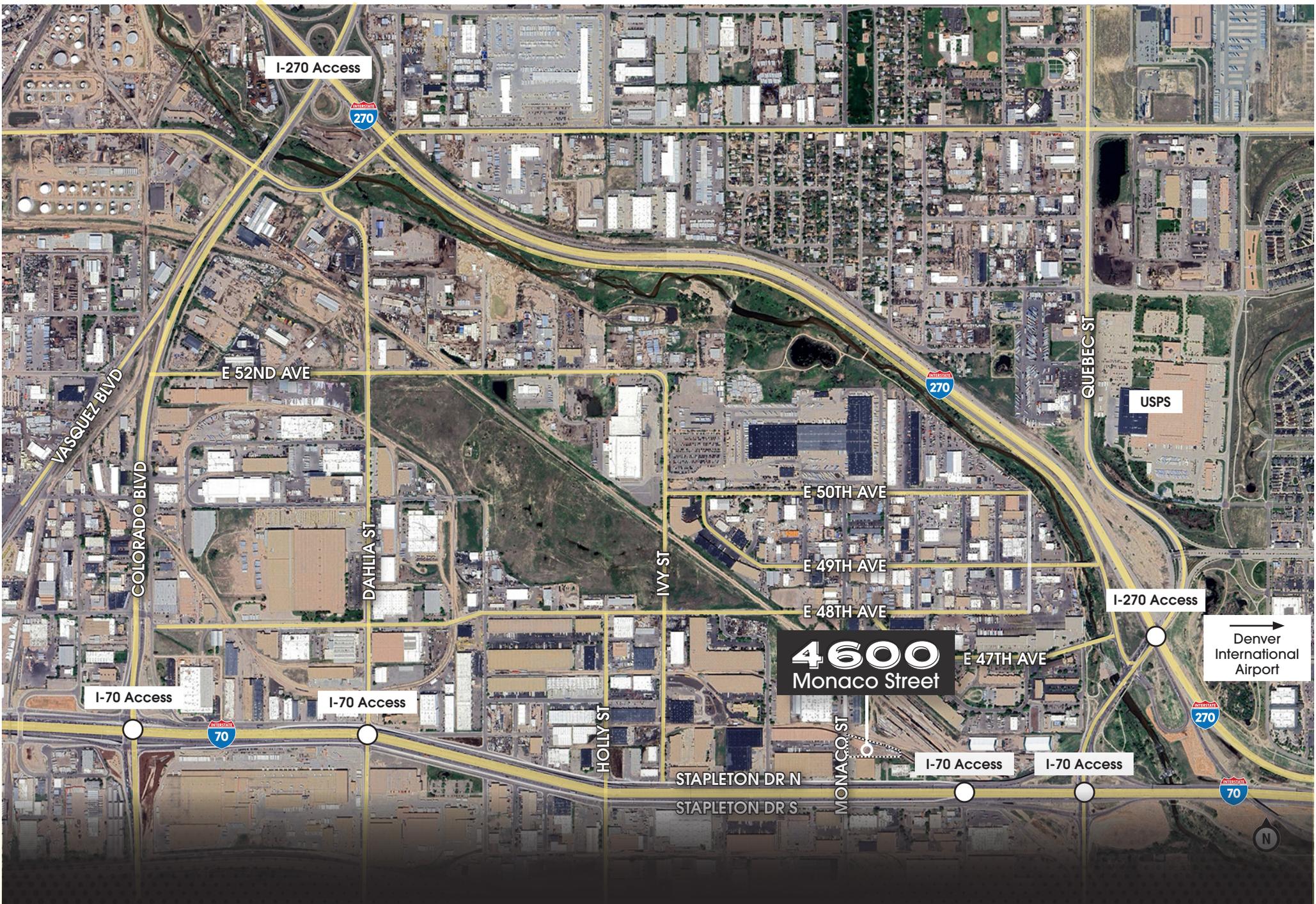
Monaco Street

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	Power:	400 amps, 3 Phase, TBV
Office:	±1,500 SF	Rail:	Denver Rock Island
Site Size:	2.07 Acres	Yard Condition:	Paved
Loading:	4 Oversized Drive-In Doors 2 - 12' x 14' 1 - 18' x 14' 1 - 20' x 14'	Clear Height:	15'
Zoning:	IB, UO-2, Denver	Sprinklers:	Yes
Lease Rate:	\$17.50-\$18.00/SF NNN	YOC:	1974
		OPEX:	\$4.59/SF



I-270 Access



E 52ND AVE



QUEBEC ST

USPS

VASQUEZ BLVD

COLORADO BLVD

DAHLIA ST

IVY ST

E 50TH AVE

E 49TH AVE

E 48TH AVE

I-270 Access

4600
Monaco Street

E 47TH AVE

→
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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NEWMARK



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