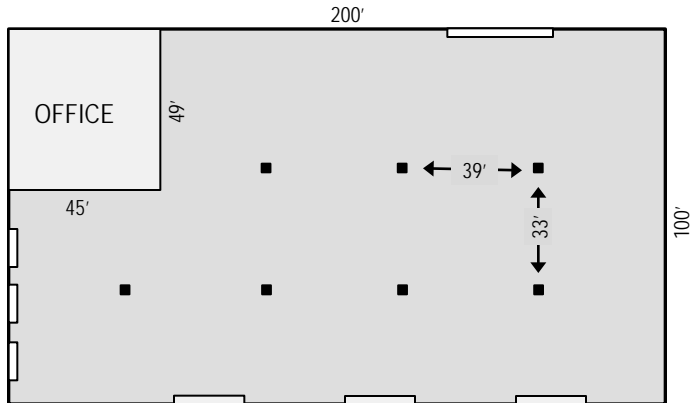


FOR LEASE

20,000 SF Available



Monaco Parkway & I-70



Drawing is not to scale

- Location:** 4300 Monaco Parkway
Denver, CO 80216
- Building Size:** 20,000 SF
- Office Area:** 1st Floor – 2,205 SF
2nd Floor – 1,008 SF
- Rail:** UP
- Zoning:** I-2
- Ceiling:** 18'
- Power:** 800 Amps, 240 Volt, 3 Phase
(to be verified by electrician)
- Sprinklered:** No
- Loading:** 3 Dock High – 8'w x 9'h
1 Drive In – 14'w x 12'h
3 Rail – 10'w x 10'h
- Lease Rate:** \$3.75/SF NNN
- Est. Expenses:** \$1.38/SF

FEATURES:

- Fenced .45 Acre Yard with Concrete Exterior Dock
- Radiant Heat
- Skylights



For Information Contact:

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