



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

INDUSTRIAL YARD / "IOS" FOR LEASE OR FOR SALE

5200 Monroe St.
Denver, CO 80216



PROPERTY FEATURES:

Site Size:	4.08 AC
Zoned:	I-A
Fenced:	Yes
Secured:	Yes
Lease Rate:	\$22,000/MO NNN
Sale Price:	\$4,250,000

- Great access to I-70, I-270, and Colorado Blvd.
- Desirable infill Denver location
- Gravel/asphalt lot



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