



**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

- Directly across the street from 25,552 SF warehouse property that is also on the market - 3680 E 52nd Ave.



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