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**11611–11633 E. 51<sup>ST</sup> Ave, Denver, CO 80239**

**Warehouse/Distribution Space | Available For Lease**

## FOR LEASE

### PROPERTY HIGHLIGHTS

- Located in Montbello Industrial Park
- Sprinkler System
- South Exposure
- Fenced Side Yard
- Excellent Access to I-70 via Havana



**SPACE AVAILABLE: 46,420 SF  
DIVISIBLE TO 20,500 SF**

**LEASE PRICE: \$5.75–\$6.75/SF NNN  
CAM (EST. 2024): \$3.05/SF**

**For More Information, Contact:**

**Steve Fletcher** | *Industrial Specialist*  
(720) 320-0366  
Steve@grubercre.com

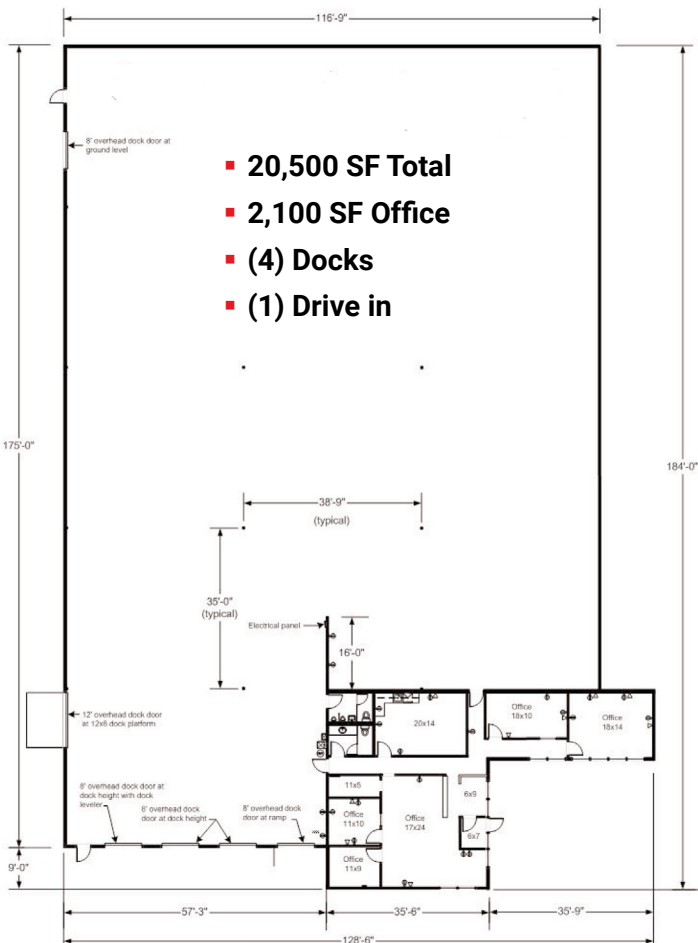
## PROPERTY DETAILS

- Ceiling Height: 21'
- Zoning: I-B
- Sprinkler: Yes

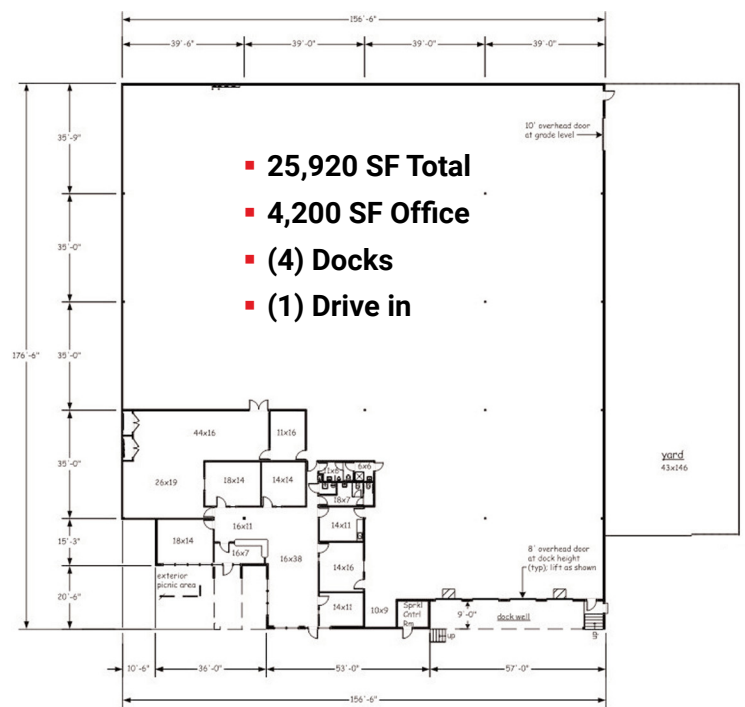


## FLOOR PLANS

### 11611 E. 51<sup>ST</sup> AVE



### 11633 E. 51<sup>ST</sup> AVE



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