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## 4170 N. Monroe Street, Denver, CO

Centrally Located Industrial Building Available For Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- Great for building distribution
- Excellent central location
- Easy access to I-70, downtown, and RiNo
- 60' interior dock allows for side loading
- Next door to 40th & Colorado "A" train station



SPACE AVAILABLE:  
**16,840 SF**



LOT SIZE:  
**0.5 ACRES (21,875 SF)**

LEASE RATE: **\$6.25/SF NNN**

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

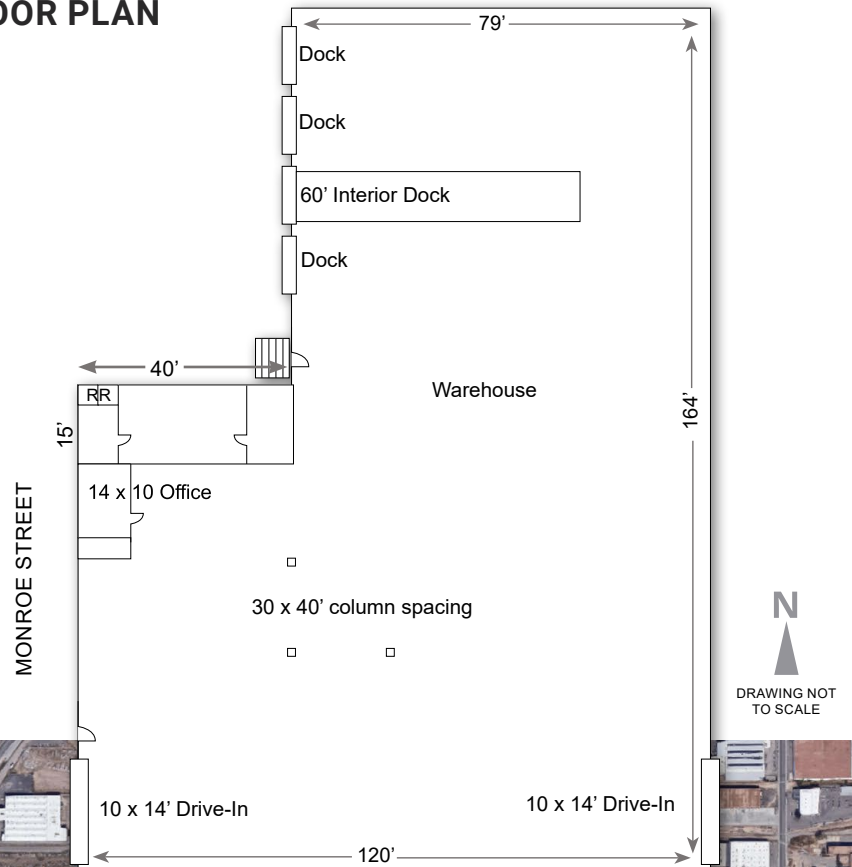
(720) 320-0366

steve@grubercre.com

## PROPERTY DETAILS

- **Space Available:** 16,840 SF
- **Office:** ±800 SF
- **Lot Size:** 0.5 acres (21,875 SF)
- **YOC:** 1974
- **Taxes & Insurance:** \$2.15/SF
- **Loading:**
  - › 3 dock-high doors
  - › 1 interior dock door
  - › 2 over-sized drive-in doors
- **Clear Height:** 18'-20'
- **Zoning:** I-A, UO-2 City of Denver
- **City/County:** Denver

## FLOOR PLAN



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