

**5775 MONACO STREET**  
COMMERCE CITY, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



**FOR LEASE**



## MANUFACTURING BUILDING WITH YARD

**BUILDING SIZE: 28,400/SF**

**SITE SIZE: 2.03 Acres**

### PROPERTY HIGHLIGHTS

- Large, fenced yard
- Versatile loading
- Twin-T construction (large column spans)
- Freestanding building
- Local ownership
- HUB zone qualified
- Enterprise zone approved
- NEW LED lighting in the office
- NEW ESFR Sprinkler

**Russell Gruber**

*Industrial Specialist / Owner*

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**LEASE RATE  
CONTACT BROKER**

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COMMERCIAL REAL ESTATE

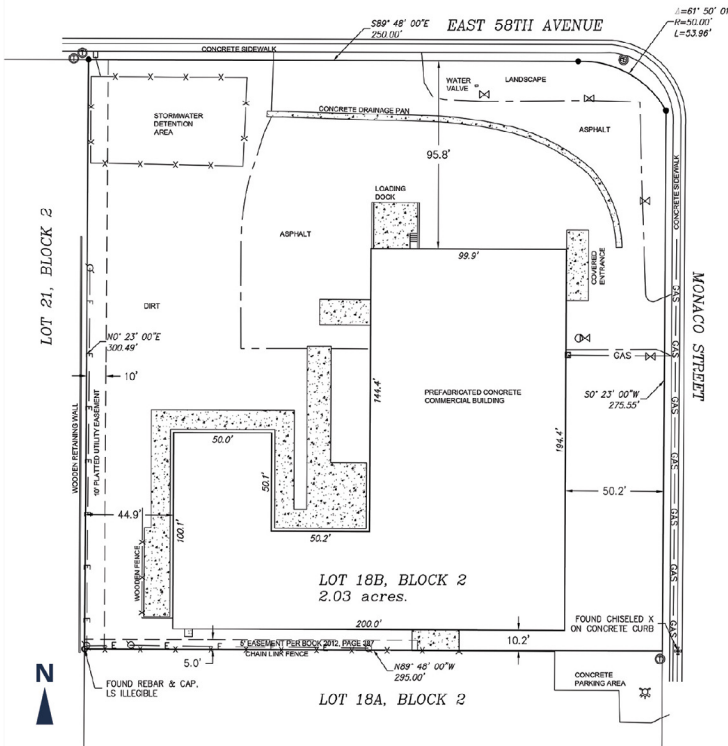
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## AERIAL VIEW



### PROPERTY DETAILS

- **Building Size:** 28,400/SF
- **Site Size:** 2.03 acres
- **Office:** 2,800 SF +/-
- **Zoning:** I-1
- **City/County:** Commerce City/Adams County
- **Loading:** 1 dock-high door, 4 drive-in doors
- **Clear Height:** 23'-25'
- **Power:** 600amps, 277/480V, 3 phase (to be verified)
- **Heat/Cooling:** A/C in the office area; radiant and gas forced in warehouse
- **DOC:** 1975/2001
- **Estimated NNN:** \$3.75/SF
- **Taxes (2023):** \$94,115.80



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