

**I-76 Development Site**  
**31 ACRES - ZONED I-2**

**FOR SALE/LEASE - BUILD TO SUIT**  
**Excellent Commercial Frontage**



**9109 Monaco Street North - Commerce City, CO 80640**

**Available:** 31.50 Acres  
**Zoning:** I-2, Adams County  
(zone change in progress)  
**Sale Price:** \$2.50/SF  
**Lease Price:** \$1,500/Month Per Usable Acre

**Features :**

- **Great access**
- **Level topography**
- **Storage site**
- **Approx. 345 feet of commercial frontage**
- **Stunning views**
- **Easy access**
- **High traffic**
- **Great visibility**



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

**RINGSBY REALTY CORPORATION**  
1123 Auraria Parkway | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

**Alex Ringsby, SIOR**  
alex@ringsbyrealty.com  
(303) 892-0120

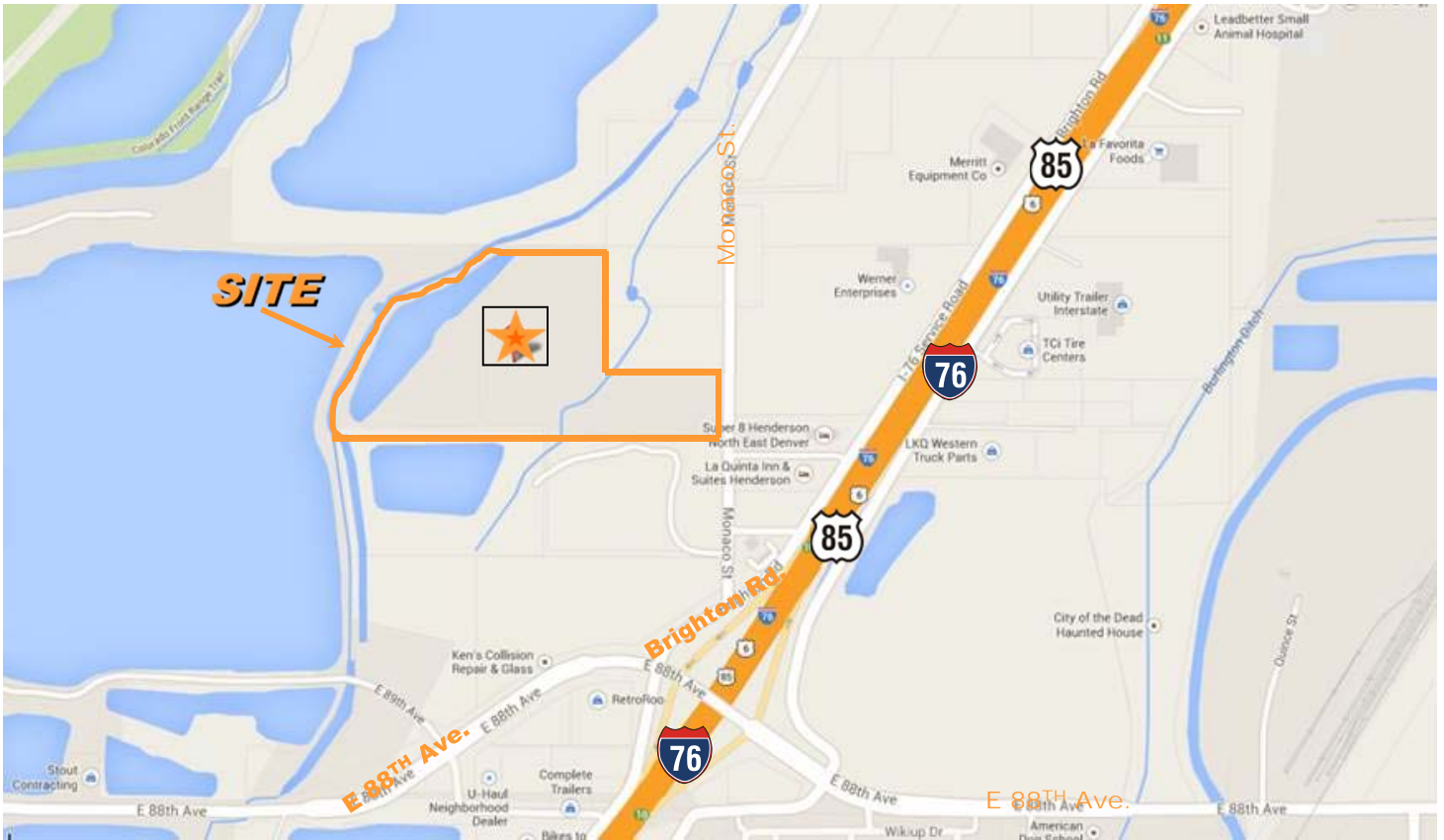
**Scott Patterson**  
scott@ringsbyrealty.com  
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

**I-76 DEVELOPMENT SITE**  
**31 ACRES - ZONED I-2**

**FOR SALE/LEASE - BUILD TO SUIT**  
**Excellent Commercial Frontage**

9109 Monaco St. North – Commerce City, CO 80640



Approximately 345 feet of commercial frontage with stunning views of the mountains and water. The site has high traffic, high visibility with easy access and a great Denver Metro location. Located at the I-76 and 88th Ave. Exchange, right across I-76 from the Mile High Flea Market.



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

**RINGSBY REALTY CORPORATION**  
1123 Auraria Parkway | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

**Alex Ringsby, SIOR**  
alex@ringsbyrealty.com  
(303) 892-0120

**Scott Patterson**  
scott@ringsbyrealty.com  
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.