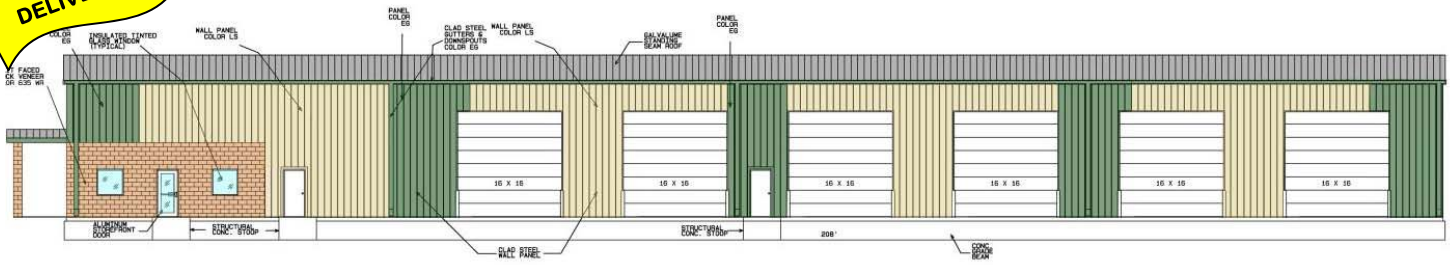


19,350 SF on 9 Acres, Zoned I-2

**FOR LEASE**  
New Building with Yard

**SPRING 2016  
DELIVERY**



9109 Monaco Street North - Commerce City, CO 80640



**Building Floor Plate:** 19,350  
**Office Size:** 2,700  
**Mezzanine/Storage:** 1,800 (not included in SF)  
**Total Site Size:** 9 Acres  
**Loading:** 12 Drive In Doors (16'x16')

**Clearance:** 20'  
**Zoning:** I-2, Adams County  
**Lease Rate:** \$15.50 NNN  
**Sale Price:** Possible

**Development plans available upon request**



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
 1336 Glenarm Place | Suite 200 | Denver, CO 80204  
 www.ringsbyrealty.com

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

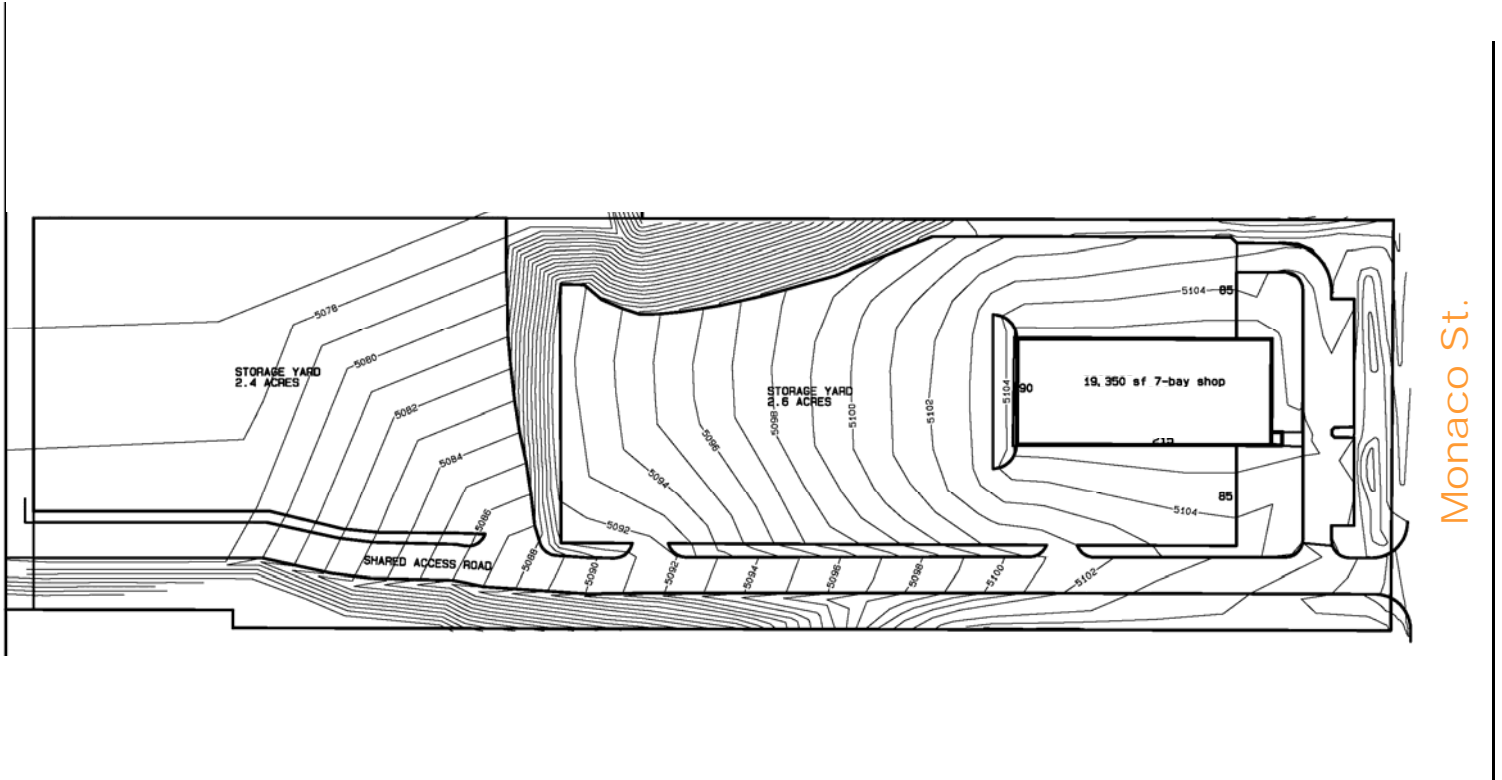
**Scott Patterson**  
 scott@ringsbyrealty.com  
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19,350 SF on 9 Acres, Zoned I-2

**FOR LEASE**  
New Building with Yard

## SITE PLAN



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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