

# WAREHOUSE / SHOP & YARD FOR LEASE

3680 E. 52nd Ave. & 5200 N. Monroe St. Denver, CO 80216



#### **WAREHOUSE & YARD**

**Building Size:** 25,552 SF

**Office:** 4,000 SF

Shop: 2 Bay

**Site Size:** +/- 6.80 AC

Clear Height: 12'-18'

**Drive-ins:** 2 (16'x18')

Docks: 22 and 1 ramp

Zoned: I-A

**Fenced:** Yes

- Great access to all major highways
- 2 bay truck shop 16'x18' doors

Fenced yard

Lockers & showers



**LEASE RATE: \$24/SF NNN** 

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## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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