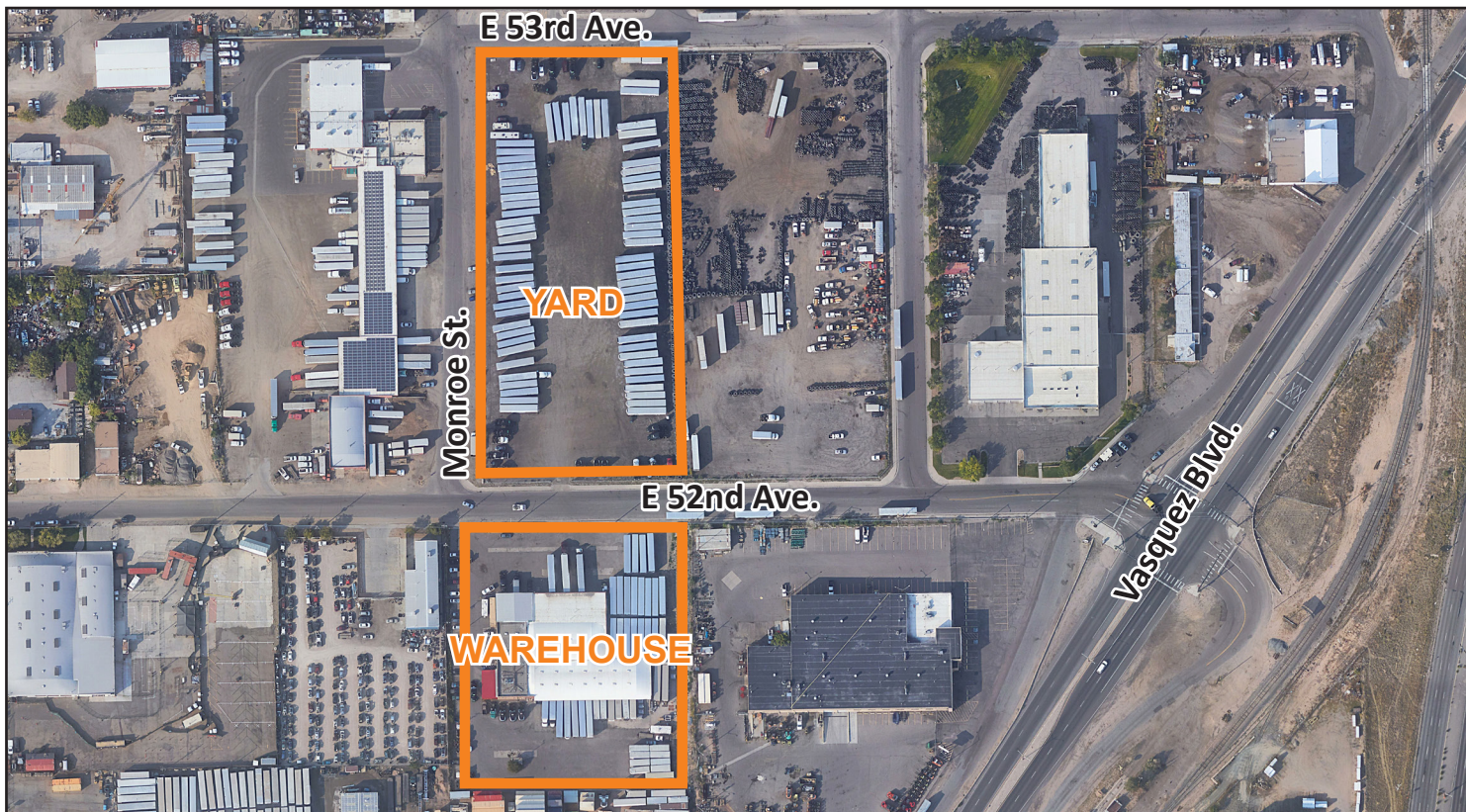




LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.

# 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
- Fenced yard
- 2 bay truck shop 16'x18' doors
- Lockers & showers



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



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

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**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

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