



**4300 N MONACO ST.
DENVER, CO**

**Freestanding Industrial Building
w/ yard
FOR SALE OR LEASE**

PROPERTY FEATURES

Available: 20,000 SF

Office: 3,000 SF

Site Size: 63,327 SF

Zoning: I-B

Loading: (3) Docks
(1) Drive-in
(3) Rail docks

Clearance: 18'

Year Built: 1969

SALE PRICE: CONTACT BROKER

LEASE RATE: \$8.95/SF NNN

Expenses: \$3.75/SF



Direct I-70 Access —
Immediate on/off interstate access with no traffic signals between the property and the highway.

Core Denver Industrial Submarket —
Located in Denver's established North Denver corridor, one of the most active and supply-constrained industrial submarkets in the metro.

Central Distribution Point —
Easy reach to Downtown Denver, DIA, and the broader metro, ideal for last-mile delivery and regional distribution.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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