

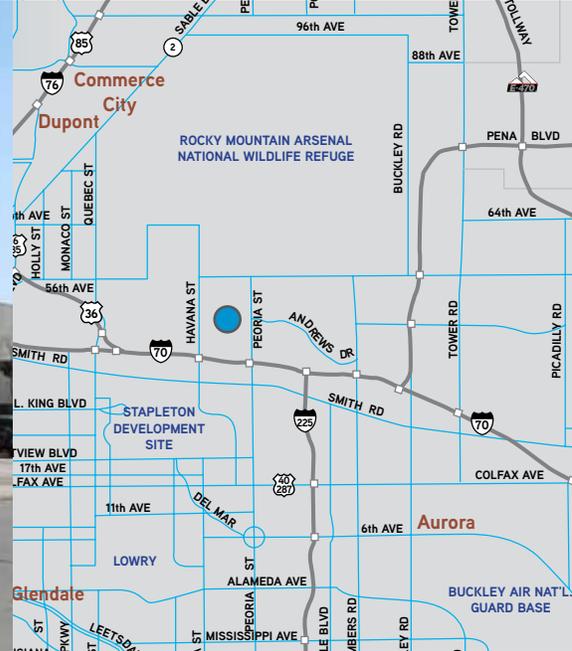
FOR LEASE > INDUSTRIAL SPACE



Montbello Industrial Park

5050 MOLINE STREET, DENVER, COLORADO

54,624 SQUARE FEET



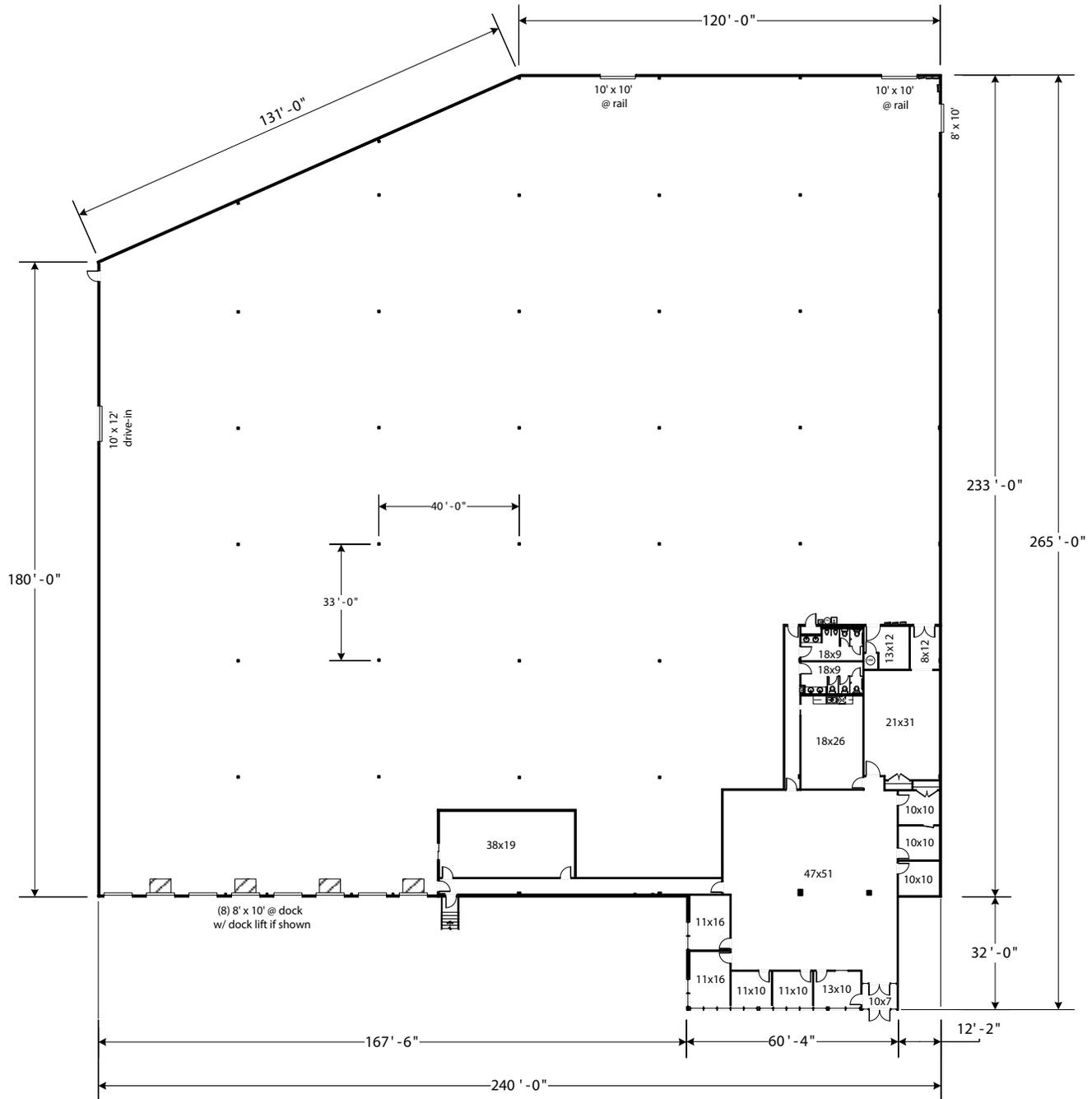
Building Amenities

- > Up to 7,079 Sq. Ft. of Office
- > Eight (8) Dock High Doors
- > One (1) Drive-In Door
- > 24' Clear Height
- > Sprinklered (ESFR Possible)
- > 33' x 40' Column Spacing
- > 600 Amps, 120/208 Volt Power
- > Rail Served (Union Pacific)
- > I-A, UO-2 Zoning
- > Small Fenced Yard
- > For Lease at \$4.95/Sq. Ft. NNN
- > \$2.05/Sq. Ft. Est. Operating Expenses

AGENT: THOMAS B. STAHL, SIOR
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5050 Moline Street > Floor Plan



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