

**INDUSTRIAL SPACE
FOR LEASE**

Montbello Industrial Park

4821-4823 LIMA STREET, DENVER, CO 80239

35,535 SF



Building Information

- > Lease Rate: Negotiable
- > NNN: \$2.87/SF
- > Available:
 - Total Improvements: ±35,535 SF
 - Warehouse: ±29,597 SF
 - Freezer: ±3,200
 - Cooler: ±2,960
 - Processing: ±710 SF
 - Office: ±5,938
- > Yard: ±3.01 Acres (±130,922 SF Fenced/Paved Yard)
- > Loading: Eight (8) Dock High Doors & Three (3) Drive-In Doors
- > Clear Height: ±15'-9" to 21'
- > Column Spacing: 30' x 41'
- > Power: 3-Phase
- > Zoning: I-B, UO-2
- > County: Denver
- > Sprinklered: Yes
- > Parking: 30 Surface Spaces

Highlights

- > Rail served (Union Pacific)
- > Easy access to I-70
- > Tremendous location
- > Large fenced yard
- > Both buildings may be leased separately

4821-4823 Lima Street
 Denver, CO 80239

Floor Plan

Contact Us

4643 South Ulster Street
 Suite 1000
 Denver, CO 80237
 MAIN +1 303 745 5800
 FAX +1 303 745 5888

www.colliers.com/denver

