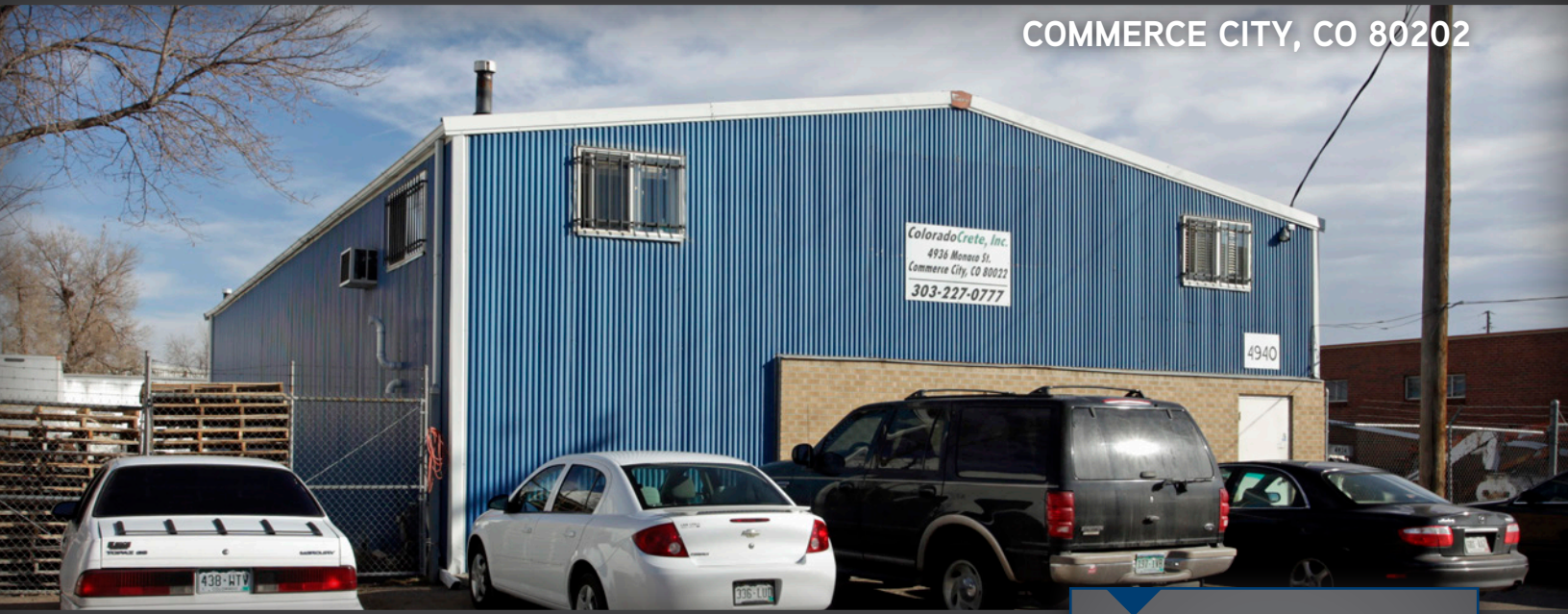


# INDUSTRIAL BUILDING FOR LEASE

# 4940 Monaco St.

COMMERCE CITY, CO 80202



## Building Information

- > Lease Rate: \$6,250/Month NNN
- > NNN: \$4.94/SF (Taxes, Insurance & Water Estimate)
- > Total Building Size: 4,120 SF
- > Lot Size: 0.51 Acres
- > Office: 1,000 SF
- > Power: 3-Phase (TBV)
- > Zoning: I-1 (S)
- > Clear Height: 16'
- > Loading: Two (2) Oversized Drive-In Doors (14'x12' & 12'x12')  
One (1) Small Drive-In Door (8'x12')
- > Property Taxes: \$15,887.78

## Highlights

- > Huge fenced yard
- > Enterprise zone
- > Heated warehouse floors
- > Easy Access to all Highways

4940 Monaco St.  
Commerce City, CO 80202

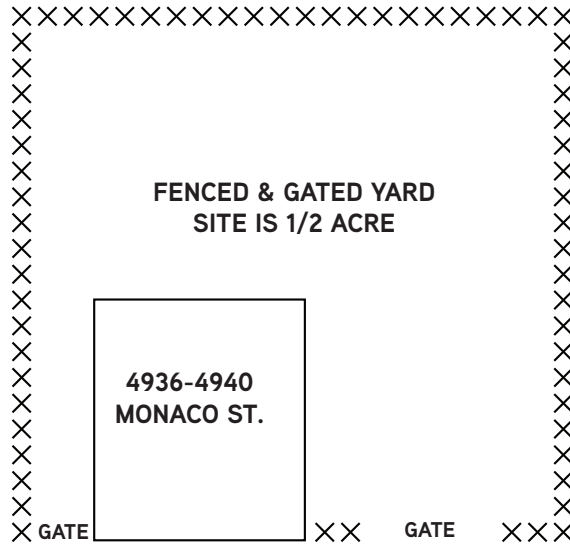
## Contact Us

4643 South Ulster Street  
Suite 1000  
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FAX +1 303 745 5888

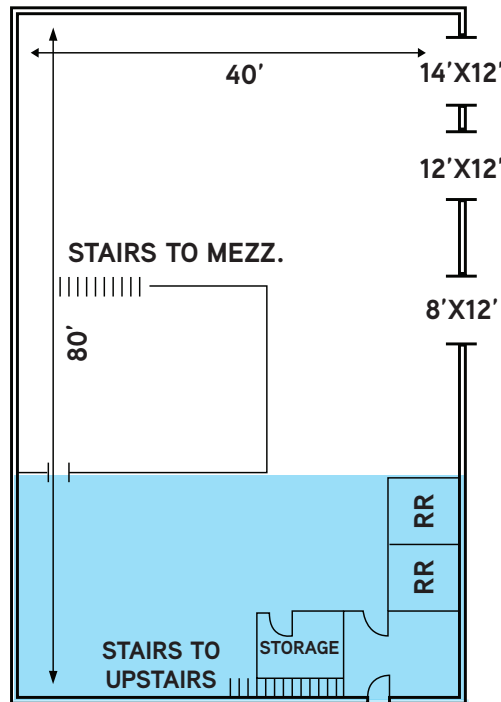
[www.colliers.com/denver](http://www.colliers.com/denver)



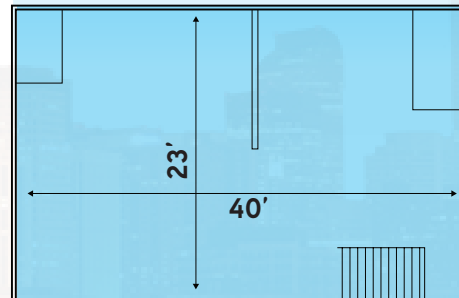
## SITE PLAN



## FLOOR PLAN



DOWNSTAIRS



UPSTAIRS