



# Office/Industrial For Lease



**Prime Office/Industrial Opportunity in the Heart of Commerce City**

## 4920 Monaco St, Commerce City

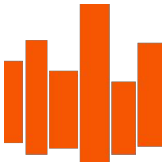
This highly versatile property offers the perfect blend of professional office space and functional industrial capability. Featuring a 10'x10' grade-level door, heavy electrical service, and flexible layout options, the building can operate as 100% office or be easily reconfigured to include warehouse or light industrial space in the rear. The site also provides ample parking and includes partial use of a gated back storage yard—ideal for equipment, vehicles, or additional workspace. Centrally located in the heart of Commerce City with excellent access to major transportation routes, this property delivers convenience, flexibility, and value in a thriving commercial corridor.

**VISTA COMMERCIAL ADVISORS INC.**

[www.vistacommercial.com](http://www.vistacommercial.com) • 806 S Public Rd, Suite 202, Lafayette, Colorado 80026 • 303-974-7600

*Commercial Real Estate Advisory Services*

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**Size: 3,013 SqFt**  
**Rate: \$12.00/sqft NNN**  
NNN~\$4.41/sqft  
**Term: Negotiable**



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