









**NOVEMBER 2024 - AVAILABLE PROPERTIES**

**DENVER, COLORADO**

PROPERTY	BROCHURE	TOTAL RSF AVAIL.	MIN. DIVISIBILITY	SALE/LEASE	SUBMARKET	COMMENTS
 <p><b>Montbello Industrial Portfolio Building 11</b> 11839 E. 51st Avenue Denver, CO 80239.</p>	 click here to view	22,118 SF	22,118 SF	For Lease	Northeast (I-70)	<p>The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.</p>
 <p><b>Montbello Industrial Portfolio Building 3</b> 4905 Nome Street Denver, CO, 80239</p>	 click here to view	20,000 SF	20,000 SF	For Lease	Northeast (I-70)	<p>The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.</p>
 <p><b>Montbello Industrial Portfolio Building 1</b> 5081 Kingston Street Denver, CO 80239</p>	 click here to view	19,962 SF with .5 Acres yard	19,962 SF with .5 AC yard	For Lease	Northeast (I-70)	<p>The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.</p>
 <p><b>Montbello Industrial Portfolio Building 9</b> 4929 Moline Street Denver, CO 80239</p>	 click here to view	8,616 SF	8,616 SF	For Lease	Northeast (I-70)	<p>The Montbello Industrial Portfolio is comprised of seventeen (17) highly functional industrial buildings totaling over 856,000 SF and is strategically located along the I-70 corridor within the Montbello Industrial Park. The parks major arterials of Peoria Street and Havana Street provide quick and easy access to I-70 and immediate connectivity to Denver's major interstates. Owned and operated by a premier national landlord the portfolio's significant infill footprint offers scale and flexibility for growing occupiers of metro Denver to expand and/or relocate within the portfolio.</p>

## MCMANUS INDUSTRIAL TEAM



**DREW MCMANUS**

**EXECUTIVE MANAGING DIRECTOR**

+1 303 810 8633

drew.mcmanus@cushwake.com



**BRYAN FRY**

**SENIOR DIRECTOR**

+1 720 217 4071

bryan.fry@cushwake.com



**RYAN SEARLE**

**SENIOR DIRECTOR**

+1 720 260 5859

ryan.searle@cushwake.com



**SHANNON MCBROOM**

**SENIOR BROKERAGE SPECIALIST**

+1 303 209 3685

shannon.mcbroom@cushwake.com



**ANDREA JOHNSON**

**BROKERAGE SPECIALIST**

+1 303 813 6484

andrea.johnson1@cushwake.com

