



8,616 SF
INDUSTRIAL SPACE FOR LEASE

4929 Moline Street,
Denver, CO 80239

AVAILABLE SEPTEMBER 1, 2024

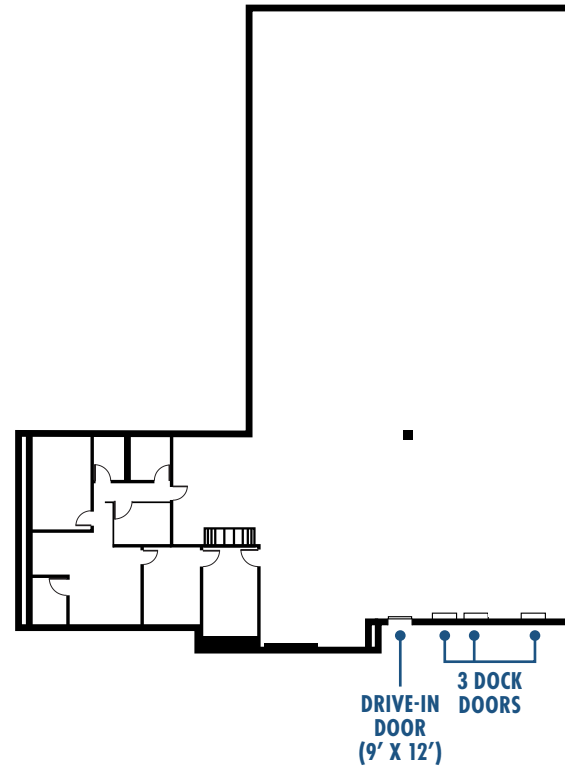
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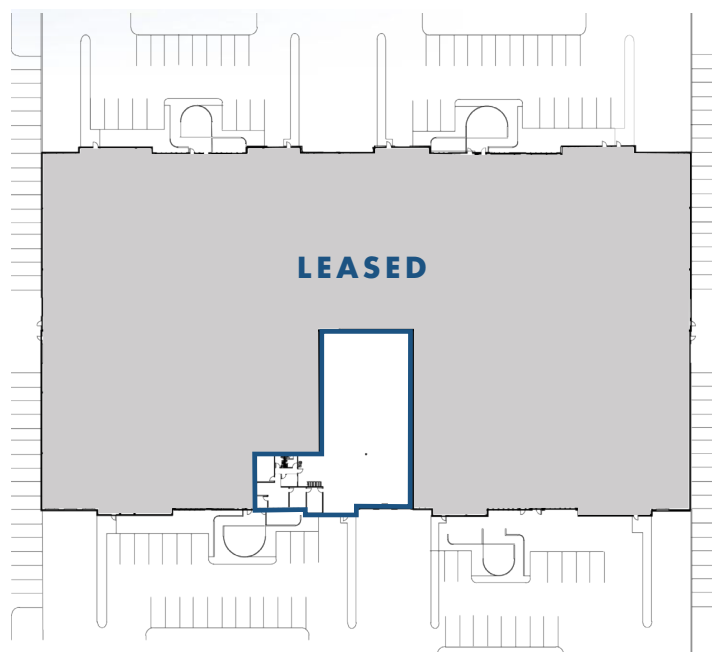
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PROPERTY HIGHLIGHTS

- ▶ 8,616 SF available
- ▶ 1,287 SF of office space
- ▶ Three (3) dock high doors (1 with leveler)
- ▶ One (1) drive-in door (9'x12')
- ▶ 21' clear height
- ▶ Sprinklered
- ▶ Bus duct electrical
- ▶ I-B, U0-2 Zoning
- ▶ Available September 1, 2024
- ▶ Contact agent for lease rate
- ▶ \$3.70/SF estimated operating expense



LIMA STREET



8,616 SF
AVAILABLE

MOLINE STREET

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.



DRIVE TIMES



5 minutes (1.7 mi)



20 minutes to
Downtown Denver



18 minutes to
DEN Airport

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