

5231 Monroe St

Industrial For Sublease in Denver



Property ID: 425569

Truck Cross Dock Space Available. Excellent location with great interstate access between I-70 and I-270 at 52nd and Vasquez. Up to 20 Docks available, plus truck lot parking. Adjacent office space is available. Truck Maintenance Facility on-site. \$350/month per dock-door. Office space rate negotiatble depending upon amount of space needed. Contact: Norm DeHart, Guidance Corporate Realty Advisors, 303-442-5400 ext. 1.

Location		Listing Summary			
5231 Monroe St		Available SF	8,000 SF	Rate	Negotiable Gross
Denver, CO 80216		Min Div	1,000 SF	Taxes/SF	
Park/Complex		Max Contig	8,000 SF	Operating	\$1.00
Market: Metro Denver/Boulder		Sublease	Yes	Dock Doors	38
Submarket: North Central		Term	7/31/2017	Drive-In Doors	0
Cross Streets: E 52nd Ave and Monroe St				Clear Height	10 FT

Property Description						
Building Size	43,217 SF	Owner Occupied	No	Lot Size	5.73 Ac.	Sprinkler
Specific Use	Other	Tenancy	Single-Tenant	Yard	No	HVAC
Office SF	16,042 SF	Clear Height	18.00 ft	Rail	No	Amps
Status	Existing	Dock Doors	51	Column Spacing		Volts
Year Built	1966	Grade/Drive-In	15	Crane		Phase
Parking Ratio						

Available Suites										
Unit	SF Avail	Min Div	Max Contig	Rate	Available	Office SF	Docks	Drive-Ins	Clr Ht	
	8,000	1,000	8,000	Negotiable Gross	Now	8,000	38		10.00	

Guidance Corporate Realty Advisors
 Norman DeHart (303) 442-5400 ext. 1

