

11611-11633 E. 51st Ave, Denver, CO 80239

Warehouse/Distribution Space | Available For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Located in Montbello Industrial Park
- Sprinkler System
- South Exposure
- Fenced Side Yard
- Excellent Access to I-70 via Havana



REDUCED LEASE RATE: **\$4.50/SF NNN** CAM (EST. 2025): **\$3.45/SF**

For More Information, Contact: Steve Fletcher | Industrial Specialist (720) 320-0366 Steve@grubercre.com



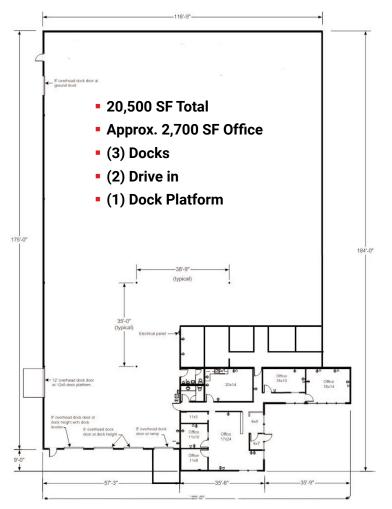
Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #9 Denver, CO 80223 | (720) 320-0366 | grubercommercial.com

PROPERTY DETAILS

- Ceiling Height: 21'
- Zoning: I-B
- Sprinkler: Yes



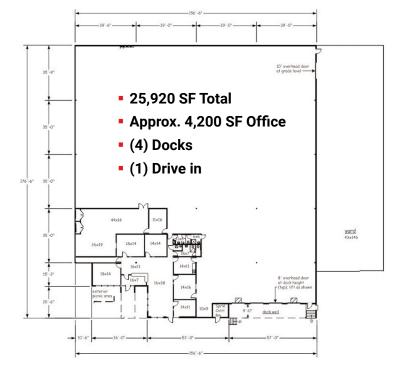
FLOOR PLANS 11611 E. 51st AVE



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11633 E. 51^{s⊤} AVE





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