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Owner says **GET IT LEASED!**



**11611–11633 E. 51<sup>ST</sup> 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



SPACE AVAILABLE: **46,420 SF**  
DIVISIBLE TO 20,500 SF

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

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*  
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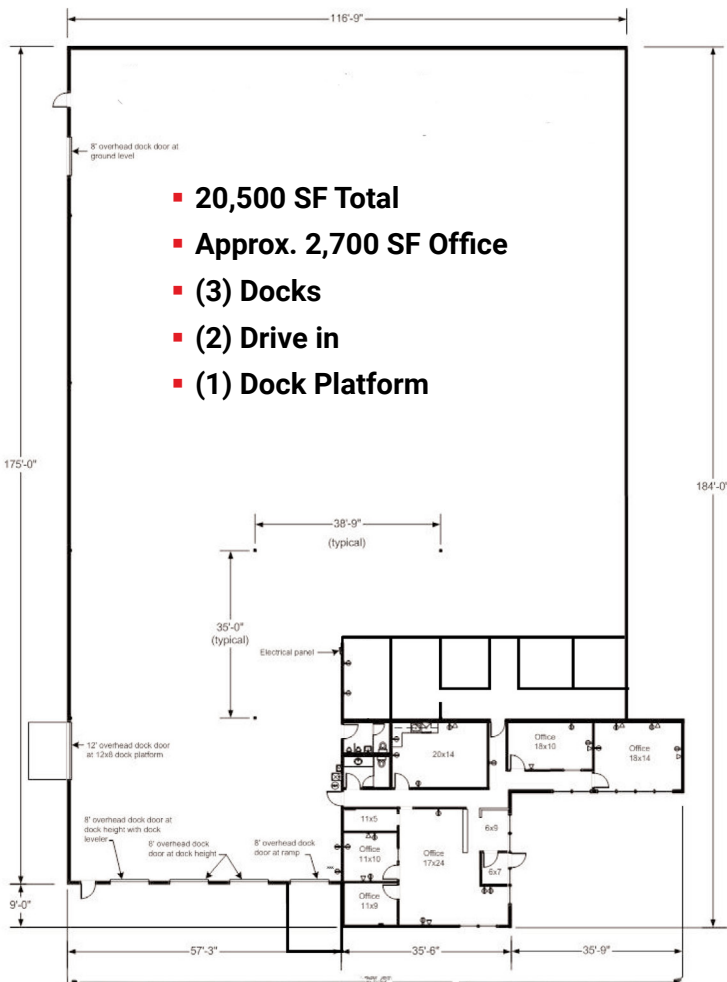
## PROPERTY DETAILS

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

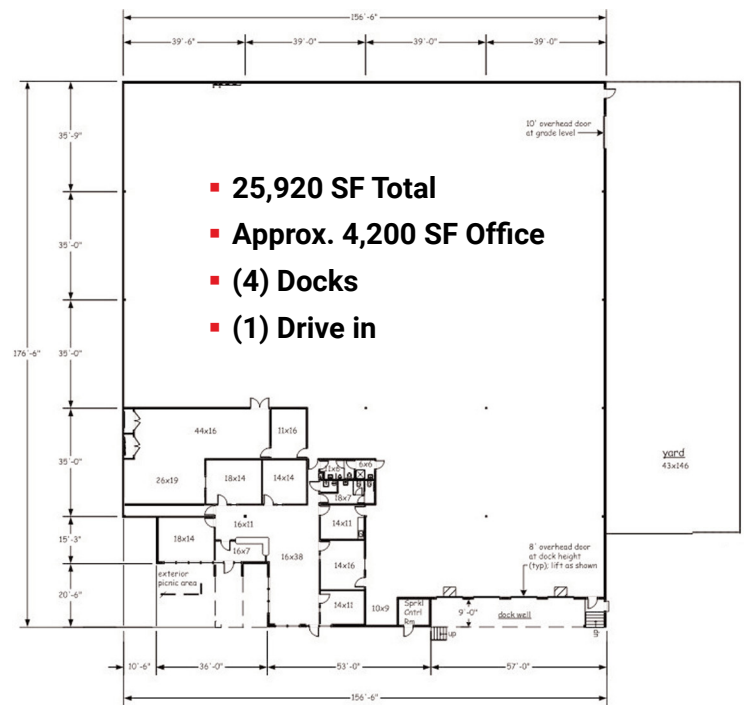


## FLOOR PLANS

### 11611 E. 51<sup>ST</sup> AVE



### 11633 E. 51<sup>ST</sup> AVE



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