

# Montbello Industrial Park – 51,649 Square Feet



freestanding building available for sale or lease

INDUSTRIAL

As exclusive agent, we are pleased to offer the following prime space:

**5005 Ironton Street, Denver, CO 80239**

**PRICE  
REDUCED!**



<b>Building Size:</b>	51,649 ± SF
<b>Office Area:</b>	2,300 ± SF
<b>Site Size:</b>	83,200 ± SF
<b>Year Built:</b>	1974/1979
<b>Zoning:</b>	I-B
<b>Clearance:</b>	16' to 22'
<b>Sprinkler System:</b>	Wet
<b>Loading:</b>	5 Dock High (8' x 10') 1 Dock High (12' x 10') with levelers & shelters
<b>Rail Doors:</b>	2
<b>Column Spacing:</b>	37' x 40' & 40' x 33'
<b>Electrical:</b>	240 volts, 3 phase (to be verified by electrician)
<b>City &amp; County:</b>	Denver / Denver
<b>Real Estate Taxes:</b>	\$46,411 (2009)
<b>Sales Price:</b>	<del>\$2,065,000 (\$39.98 / SF)</del> \$1,900,000 (\$36.79 / SF)
<b>Lease Rate:</b>	<del>\$3.25 NNN</del> \$2.75 NNN

#### Features:

- Front-Load Design
- Concrete Block Construction
- Outstanding Location in Montbello Industrial Park
- Close Proximity to Many Amenities
- Great Interstate Access to I-70, I-225, I-270 & E-470
- 15 Minutes from Downtown Denver & DIA
- Close Proximity to Good Labor Supply
- Possible Rail Service by Union Pacific
- Ample Electrical Power
- New Roof

**For more information please contact:**

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