

4970-4980 Monaco Street
Commerce City, Colorado

M B R C

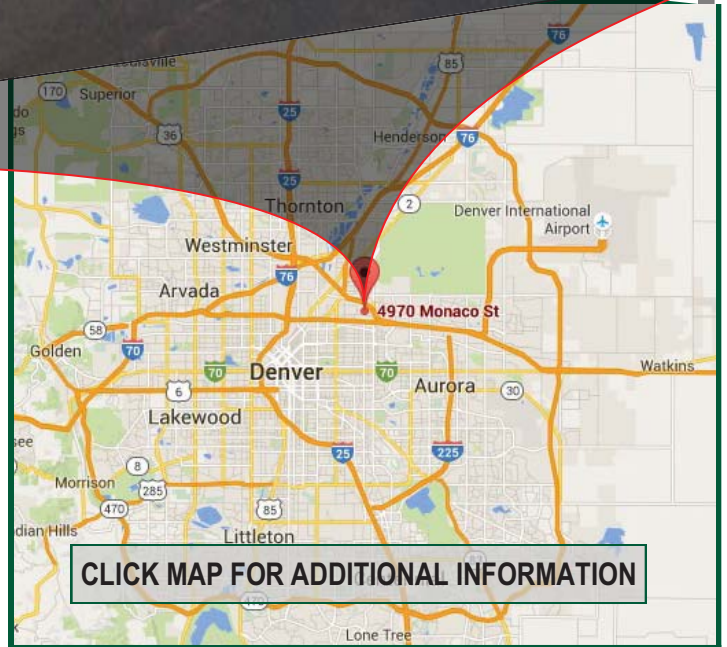
FOR LEASE:

4970D 3,360SF (\$3,400/ month MG)



PROPERTY DESCRIPTION:

ATTRACTIVE MASONRY
CONSTRUCTION BUILDING
WITH DRIVE-IN LOADING, 13'
CLEAR HEIGHT, 20% - 40%
OFFICE AREAS, AND I-1S
ZONING



IMPORTANT FEATURES:

- **FLOOR DRAINS**
- 10' X 10' DRIVE-IN LOADING DOORS
- 120/208 VOLT, 3-PHASE ELECTRICAL SERVICE
- EXCELLENT I-70 & I-270 ACCESS
- RECENTLY REMODELED OFFICE

MICHAEL BLOOM
REALTY COMPANY

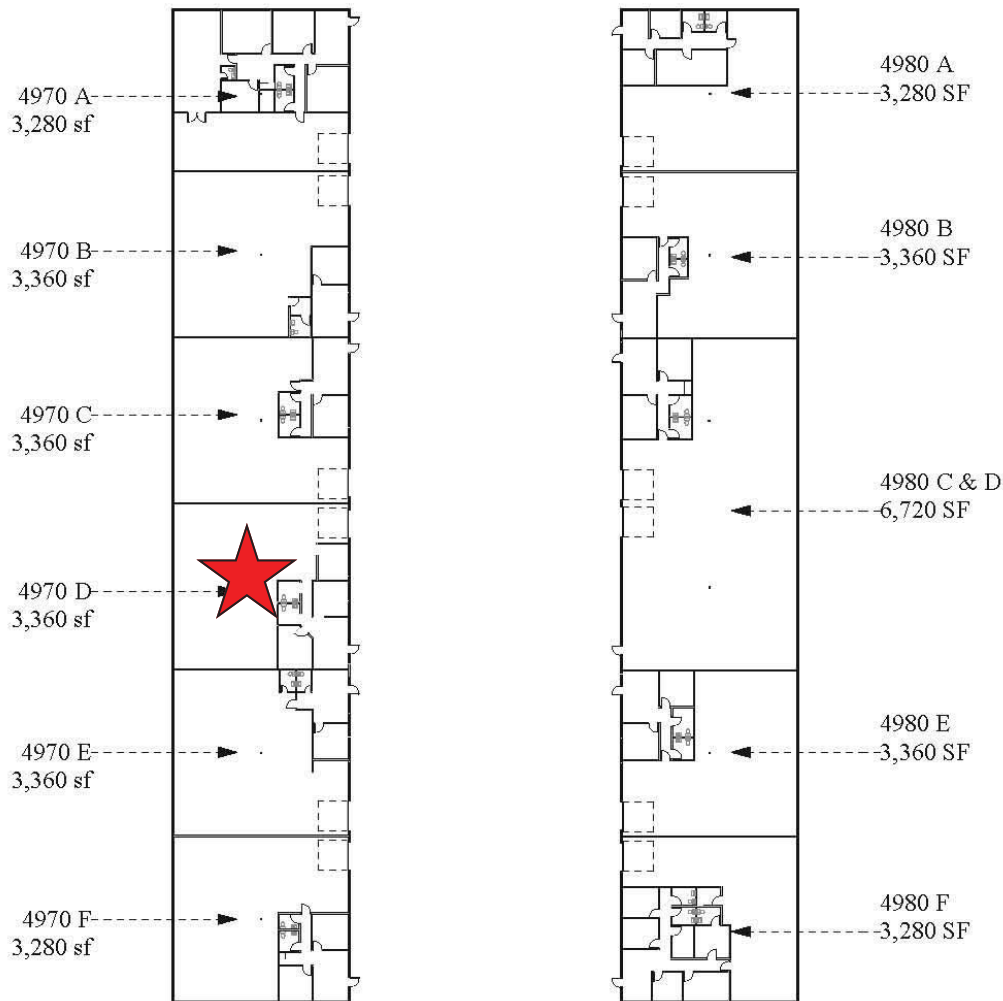
300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

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Available	Total SQ FT	Office SQ FT	Loading	Power
4970 D	3,360	+/- 700	Drive-In	Three Phase

4970 & 4980 MONACO



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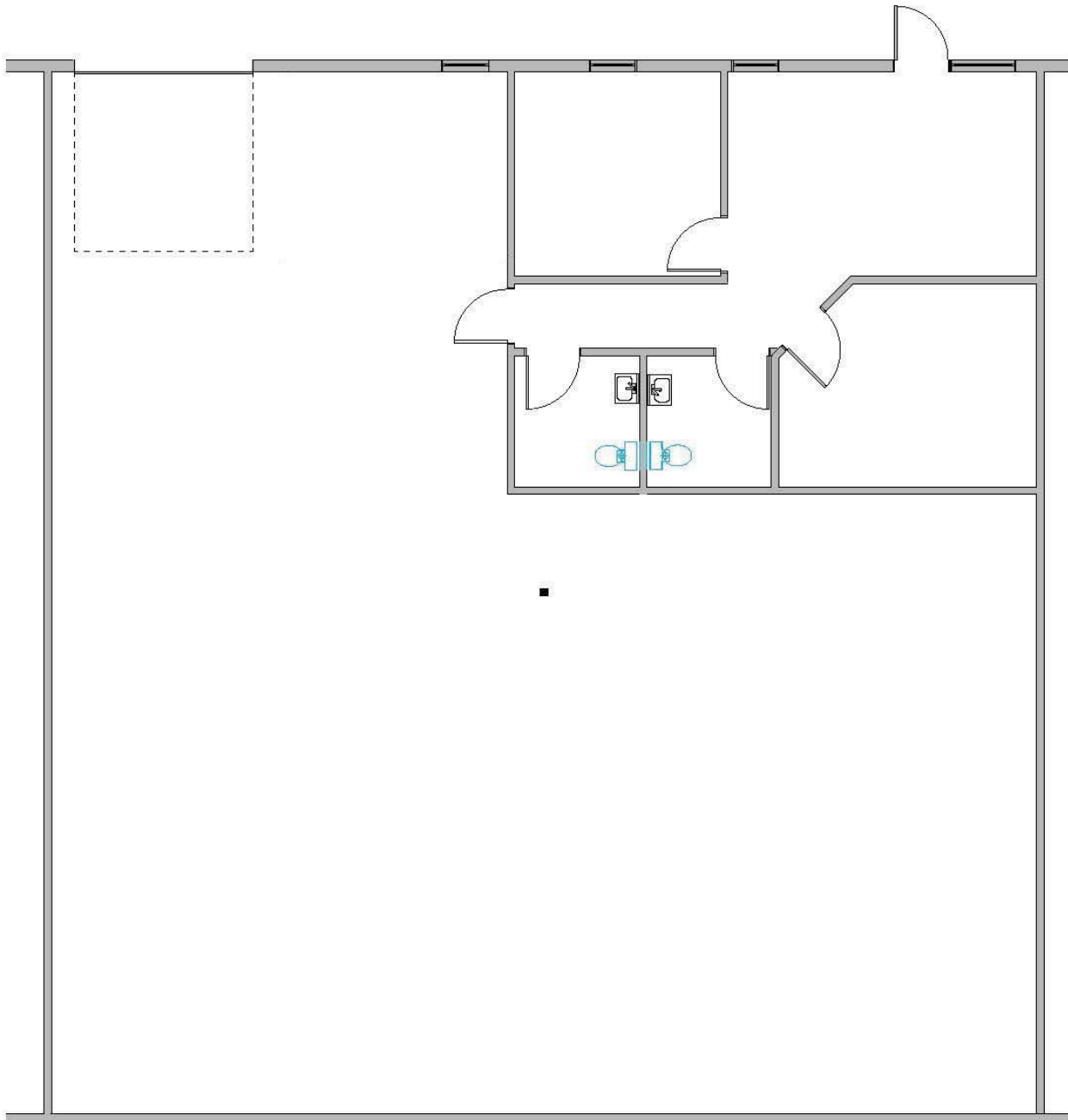


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Floor Plan
Scale: 1" = 50 ft

4970 MONACO

Unit D



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Floor Plan
Scale: 1/8" = 1'-0"