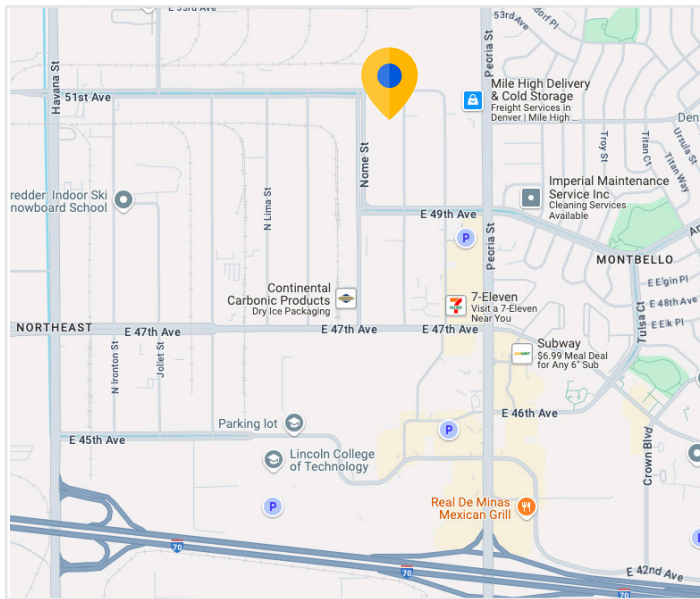




Sublease Available

# Montbello Industrial Park

## 5045 Oakland Street | Denver, CO 80239



### Overview

<b>Building</b>	30,787 SF
<b>Available</b>	Up to 23,000 SF (Divisible) Including Office, Approx. 2,000 SF
<b>Asking Rate</b>	\$8.50 / SF + NNN
<b>Taxes</b>	\$3.18 / SF
<b>Insurance</b>	\$0.57
<b>Loading</b>	4 Dock High   1 Oversized Drive-In
<b>Parking</b>	Abundant Parking Available

### For more information:

**Benjamin Grajzgrund, MRICS**  
720.401.9033  
bgrajzgrund@cresa.com

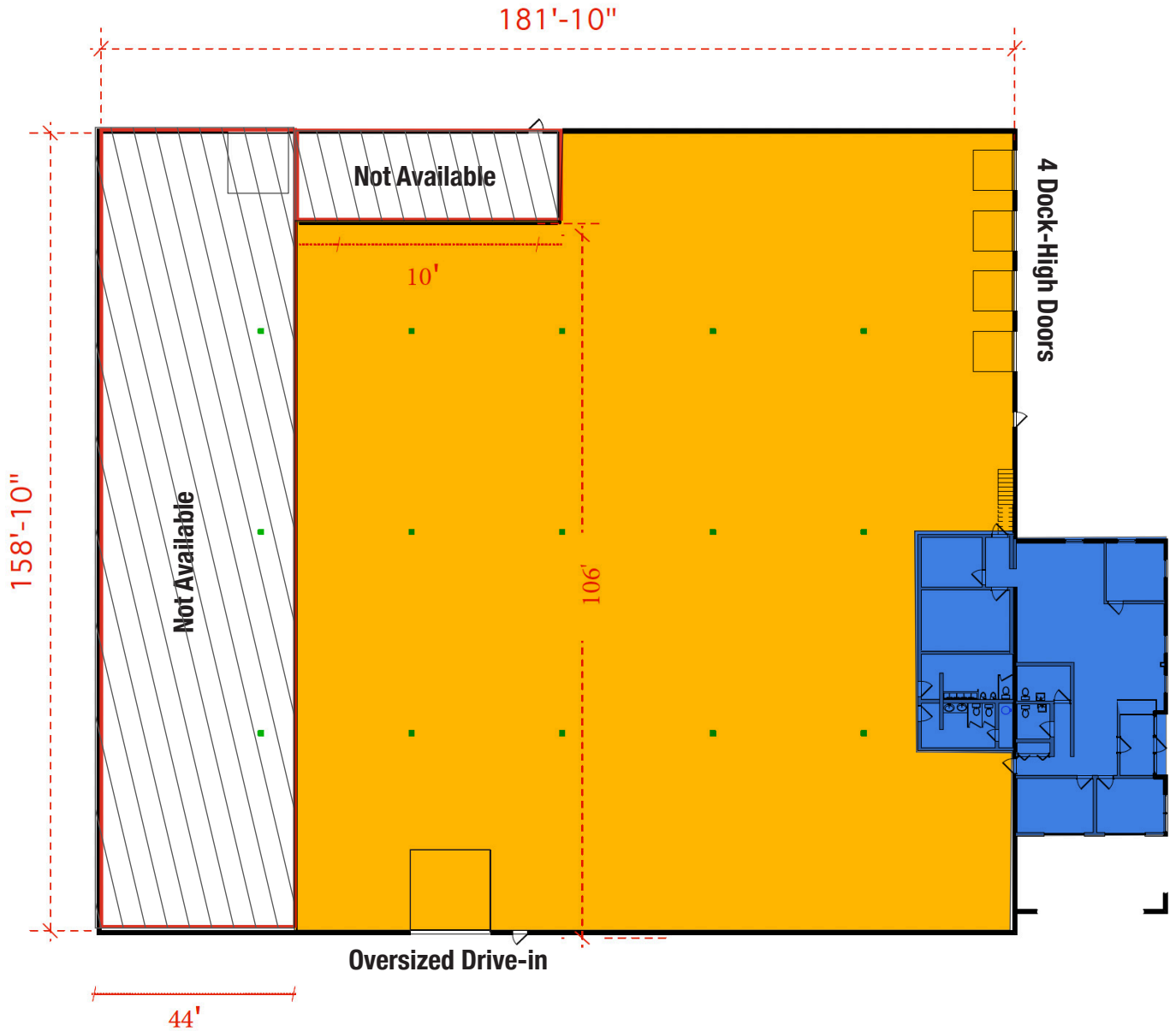
**Chris W. Smith**  
713.503.4428  
csmith@cresa.com

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