

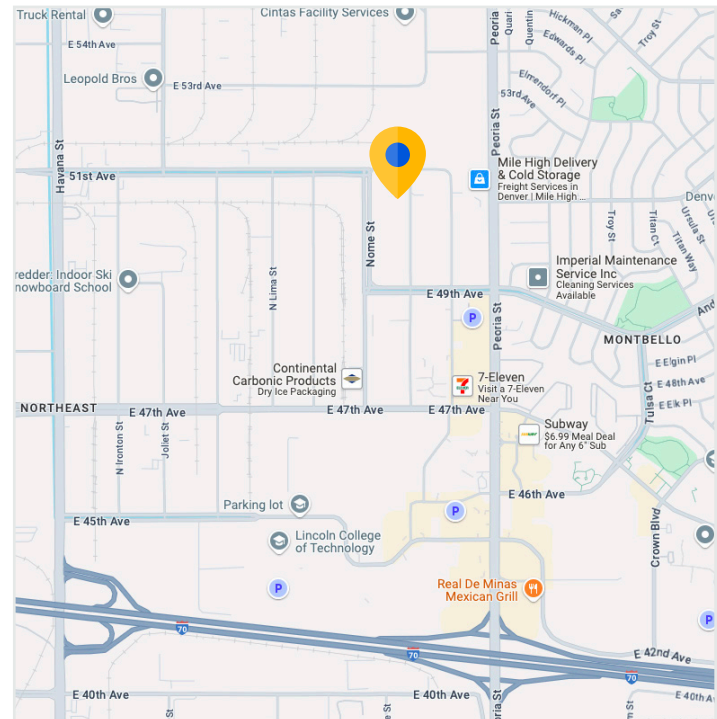
Sublease Available

# Montbello Industrial Park

## 5045 Oakland Street | Denver, CO 80239

### Overview

Building	30,787 SF
Available	Up to 30,787 SF (Divisible) Including Office, Approx. 2,000 SF
Lease Exp	4/15/2026
Asking Rate	Negotiable
Taxes	\$3.18 / SF
Insurance	\$0.57
Clear Height	~20'
Loading	4 Dock High 1 Over-sized Drive-In 1 Rail Door
Parking	Abundant Parking Available



For more information:

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**Chris W. Smith**

713.503.4428

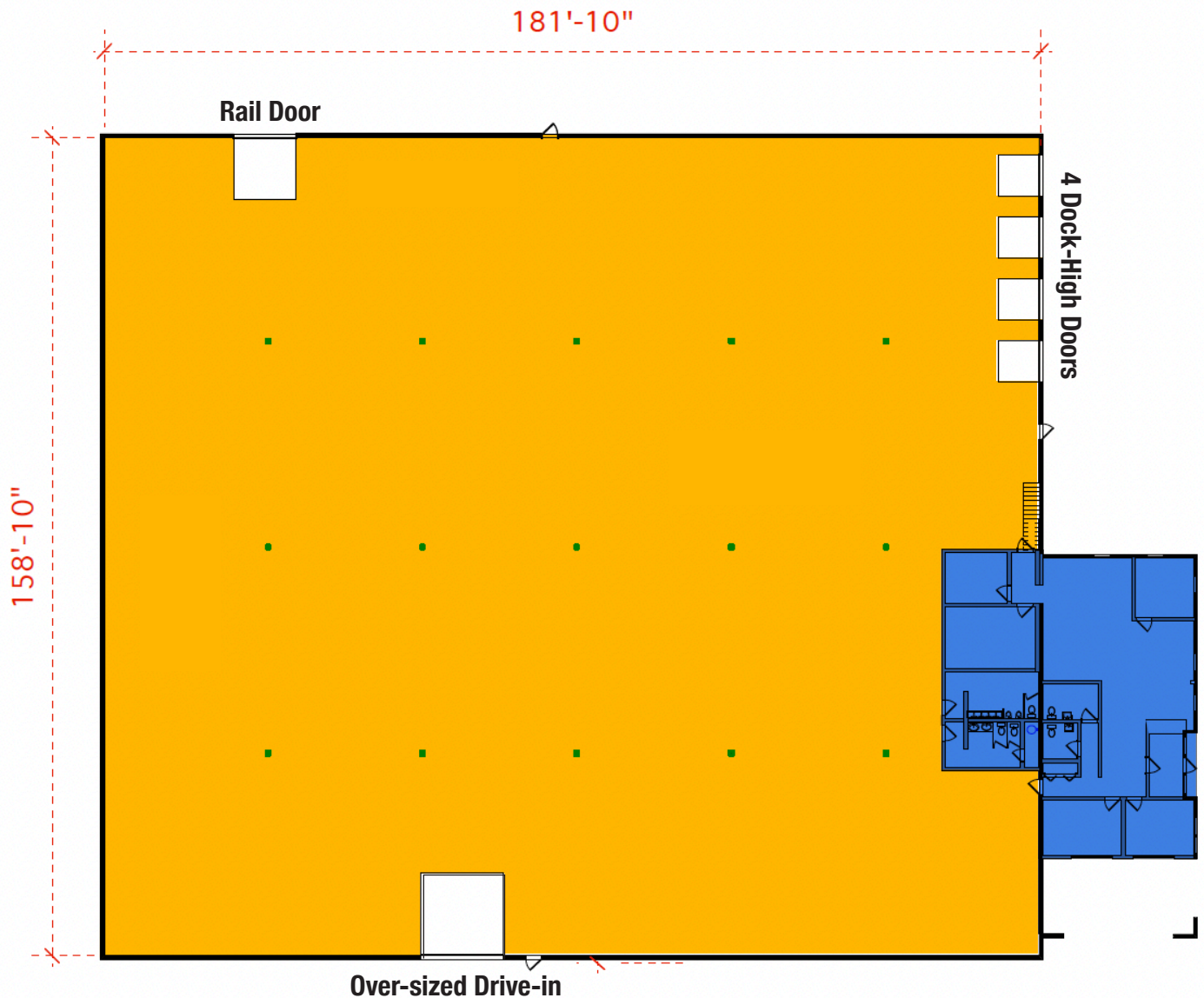
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## Available to Sublet

- Approx 28,787 SF Warehouse
- Approx 2,000 SF Office

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## As Built Plan

Scale: 1/32" = 1'-0"

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