

5200 E Smith Rd



Location: **East I-70/Montbello Ind Cluster**
Quebec St Ind Submarket
Denver County
Denver, CO 80216

Building Type: **Class C Manufacturing**

Status: **Built 1964**
 Tenancy: **Multiple Tenant**

Land Area: **9.96 AC**
 Stories: **1**
 RBA: **155,000 SF**

Management: **Commercial Investors Realty**
 Recorded Owner: **Capital Smith Llc**

Total Avail: **59,000 SF**
% Leased: 61.9%

Ceiling Height: -
 Column Spacing: -
 Drive Ins: **1 - 9'0" w x 14'0" h**
 Loading Docks: **10 ext**
 Power: **6000a/480v 3p**

Crane: -
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: -

Expenses: **2018 Combined Tax/Ops @ \$2.65/sf**

Parcel Number: **1194-00-237**

Parking: **85 free Surface Spaces are available; Ratio of 0.20/1,000 SF**

Amenities: **Fenced Lot, Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	25,000	25,000	\$12.00/nnn	Vacant	5-10 yrs	Direct
P 1st	34,000	34,000	\$12.00/nnn	Vacant	5-10 yrs	Direct