
Timken Motors

9/25/2015

PREPARED BY:



Rare Space Inc.

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CEO

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4850 Moline St - Montbello Industrial Park



Location: **East I-70/Montbello Ind Cluster**
Cent E I-70/Montbello Ind Submarket
Denver County
Denver, CO 80239

Management: **Weather Guard Building Products**
Recorded Owner: **W & R Investments Llp**

Ceiling Height: **24'0"-26'0"**
Column Spacing: **-**
Drive Ins: **4 - 18'0"h**
Loading Docks: **12 ext**
Power: **125-2000a/277-480v 3p/3w**

Expenses: **2014 Tax @ \$0.91/sf**
Parcel Number: **1144-10-011, 1144-10-022**
Parking: **97 free Surface Spaces are available; Ratio of 1.07/1,000 SF**
Amenities: **Air Lines, Bus Line, Floor Drains, Property Manager on Site, Signage**

Building Type: **Class B Warehouse**

Status: **Built 1974**
Tenancy: **Single Tenant**

Land Area: **211,266 SF**
Stories: **1**
RBA: **92,670 SF**

Total Avail: **No Spaces Currently Available**
% Leased: **100%**

Crane: **None**
Rail Line: **Unknown**
Cross Docks: **-**
Const Mat: **Masonry**
Utilities: **Sewer - City, Water - City**

