

5750 - 5778 Lamar St. | Arvada

INDUSTRIAL SUITES FOR LEASE | FROM \$16/SF MODIFIED GROSS



Key Highlights:

- ✓ ±70,800 SF Total | 2 Acres | I-1 Zoning
- ✓ 15 Dock-High + 15 Drive-In Doors
- ✓ Ceiling Height: 18'-22'
- ✓ Office & 2 Restrooms in Each Unit
- ✓ Parking: 0.71/1,000 SF
- ✓ Modified Gross Lease — \$16/SF
- ✓ 1-3 Year Lease Terms



Unit	Tenant
Fenced Yard	Landscape Company
5750	Medium Voltage Supply - COMING AVAILABLE
5752	Unique MFG & Marketing
5754-5756	Flatiron Pepper
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5758	Medium Voltage Supply - COMING AVAILABLE
5760-5762	Sound on Sound / IPG
5764	RC Precision Installations
5766	AVAILABLE NOW
5768	HERTZ (Interior Garden Solutions - Plant Ranch)
5770	Arvada Ceramics
5772-5774	Unique MFG & Marketing
5776	The Cubicle Specialists LLC
5778	Astral Hoops, LLC

