



WESTSIDE 64TH



125,985 SF + 1.89 AC FENCED YARD FOR OUTDOOR STORAGE

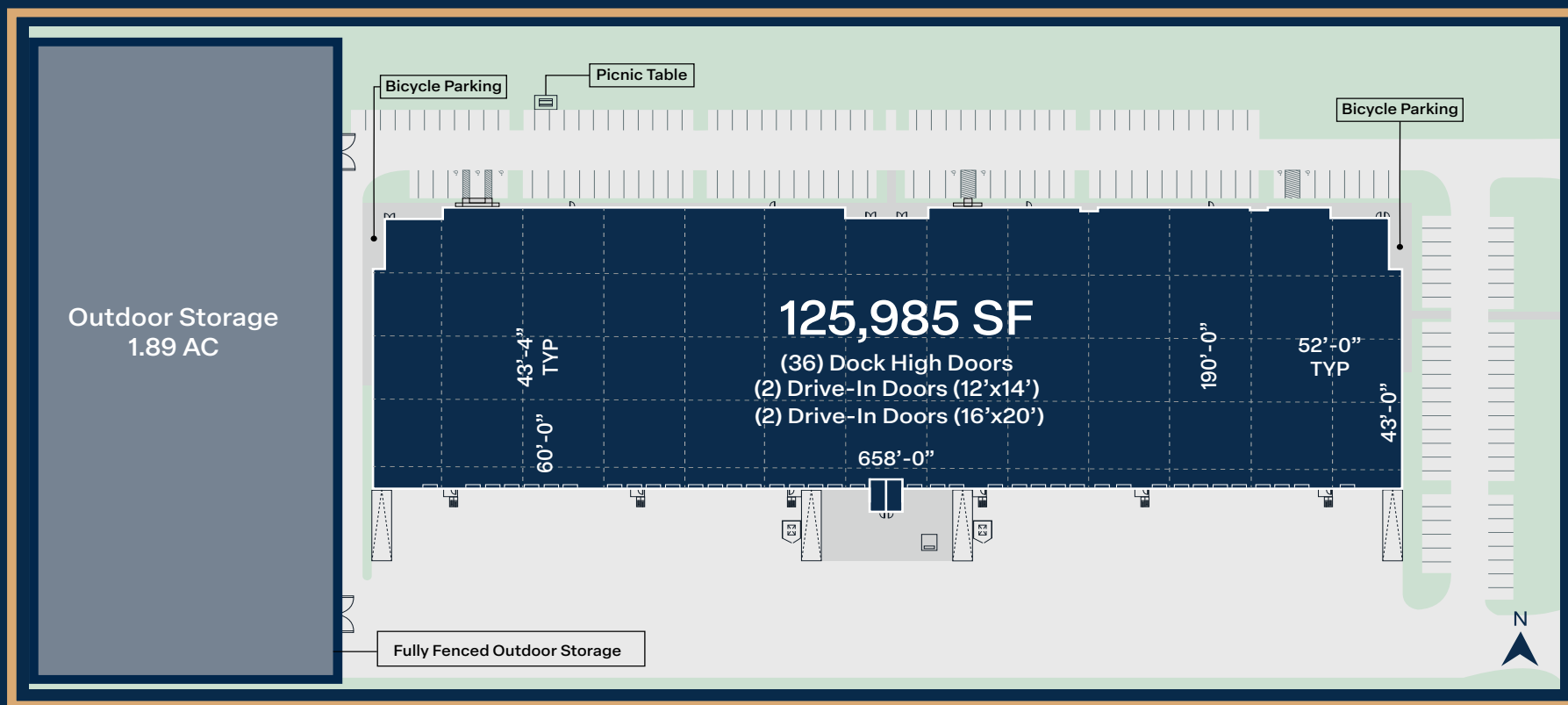
14401 W 65th WAY,
ARVADA, CO 80004

DELIVERING OCTOBER 2026



BUILDING DETAILS

| | | |
|---|------------------------|--|
|  | Address | 14401 West 65th Way, Arvada, CO 80004 |
|  | Building size | 125,985 SF (divisible to ±20,000 SF) |
|  | Outdoor storage | 1.89 AC |
|  | Delivery | October 2026 |
|  | Zoning | Industrial Light (IL) |
|  | Uses | Warehousing, distribution, manufacturing, R&D, outdoor storage |
|  | Clear height | 32' |
|  | Dock high doors | 36 |
|  | Drive-in doors | 2 (12'x14'), 2 (16'x20') |
|  | Parking | 1.75/1,000 SF (220 spaces) |



EVERYDAY AMENITIES

 POPULATION

30 MINUTES

1,456,400

45 MINUTES

2,986,993

 WORKFORCE

30 MINUTES

834,832

45 MINUTES

1,681,511

DRIVE TIMES

12 MINUTES TO



30 MINUTES TO



32 MINUTES TO



WITHIN 5 MILES

WITHIN 10 MILES

267



FOOD + DRINK

1,250

41



BARS

305

12



HOTELS

127

25



FITNESS/GYMS

106

20



PARKS/TRAILS

72

Source: Esri 2024



CONTACT US

CARMON HICKS

(303) 217-7975

carmon.hicks@jll.com

PATRICK MCGETTIGAN

(303) 217-7956

patrick.mcgettigan@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

