

8041 N. I-70 FRONTAGE ROAD, ARVADA, COLORADO 80002
7,620 - 34,636 SF AVAILABLE

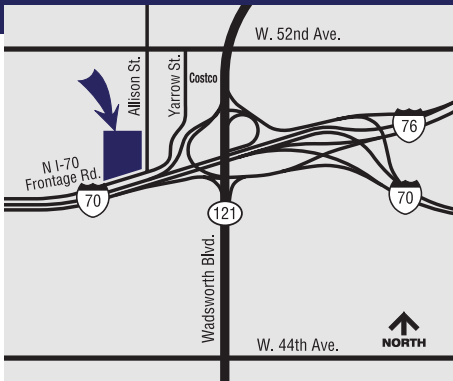


Available Now



7,620 SF - 34,636 SF | BUILDING WITH SECURED YARD | FOR LEASE

Great I-70 visibility and access to Wadsworth and Kipling. Within walking distance of convenient services including restaurants and retail shopping. Building and highway signage available.



Property Features

- 34,636 SF Freestanding Building with Secured Yard: $\pm 13,730$ SF
- Great I-70 Visibility
- Easy Access to I-70 & I-76
- Dock-High & Drive-In Doors
- Excellent Truck Loading
- I-70 Signage
- Zoning: I-1 (Light Industrial)
- Year Built: 1979
- Clear Heights: 18'
- Parking Ratio: 2 per 1,000
- NNN Expenses (2025): \$6.51/SF (Estimated)

CODY SHEESLEY
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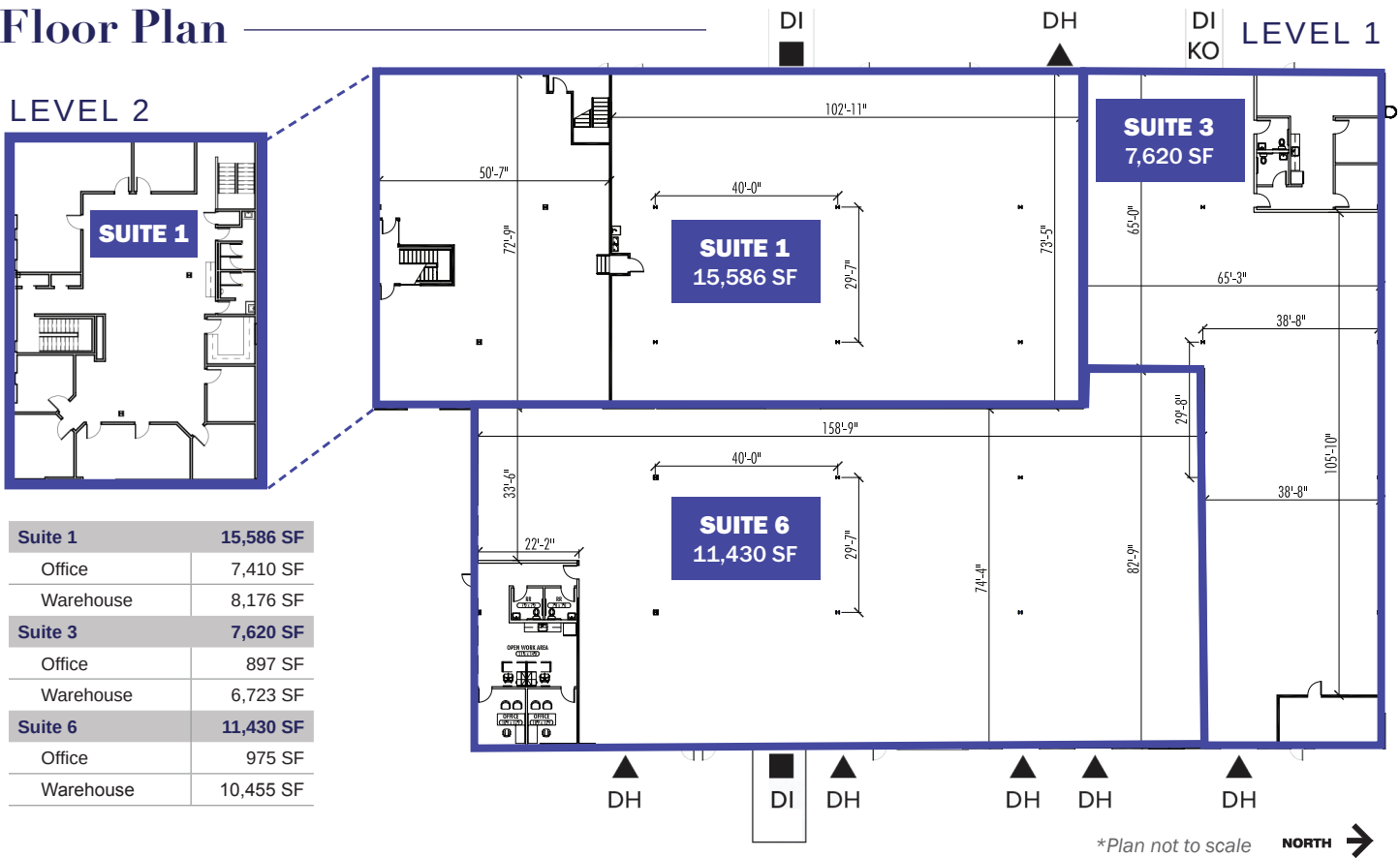
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Floor Plan



Unit Features

- Available SF: 34,636 SF (Divisible to 7,620 SF)
- Office Space: 13,606 SF (Will Demo)
- Warehouse: 21,030 SF
- Secured Yard: ±13,730 SF
- Loading: Six (6) Dock-High Doors, Two (2) Drive-In Doors
- Column Spacing: 40' x 29'6"
- Total Available Power: 1200 amp 120/208v 3-phase
- Available: Now

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Site Plan

