

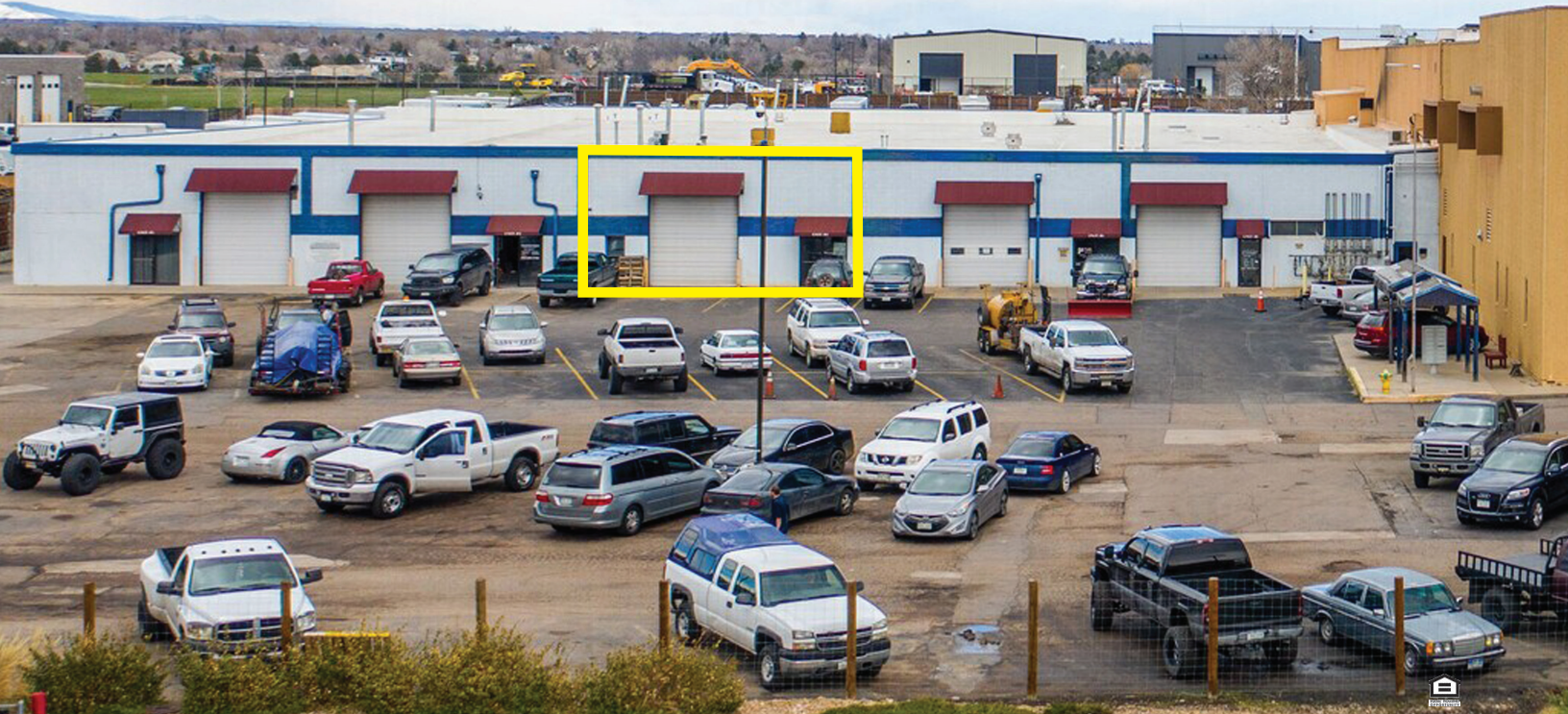
# Industrial Space for Lease

5293 Ward Road, Unit #3, Arvada, CO 80002



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**For Lease: \$10.50/SF NNN**



## UNIT OVERVIEW

<b>Unit SF:</b>	5,115± SF (95% Warehouse/5% office)
<b>YOC:</b>	1978
<b>Parking:</b>	3 Spaces
<b>Power:</b>	3 Phase, 200 AMP, 220 V
<b>Clear Height:</b>	13'7" - 15'5"
<b>Drive-In Door:</b>	One (14' H x 12' W)
<b>Zoning:</b>	P-D (Jefferson County)
<b>NNN Expenses:</b>	\$5.55/SF (Tenant is responsible for its prorata share of gas and electric.)

## PROPERTY OVERVIEW

This is a 5,115 square foot industrial space with a drive-in door, 3 phase power, small office area, fire suppression, floor drain, heated and swamp cooled warehouse, remodeled restrooms, new LED lighting, clean and ready for occupancy.

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

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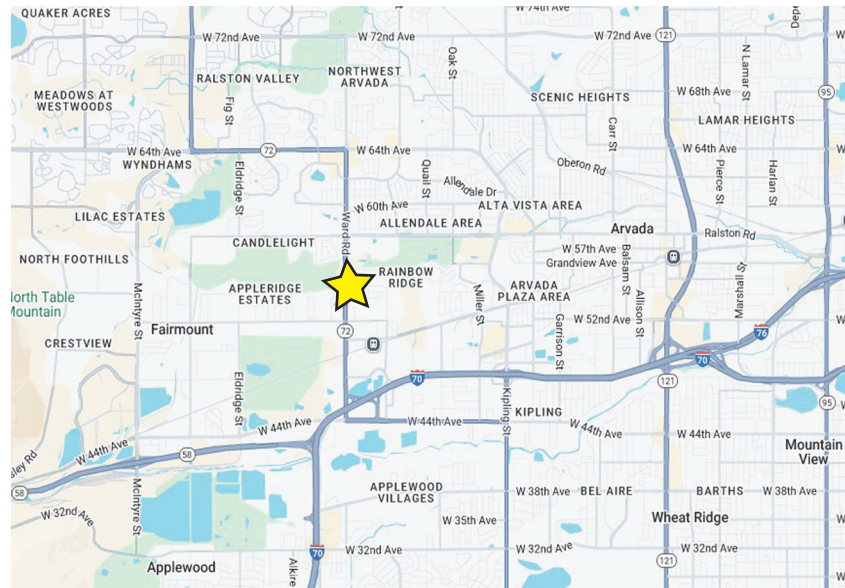









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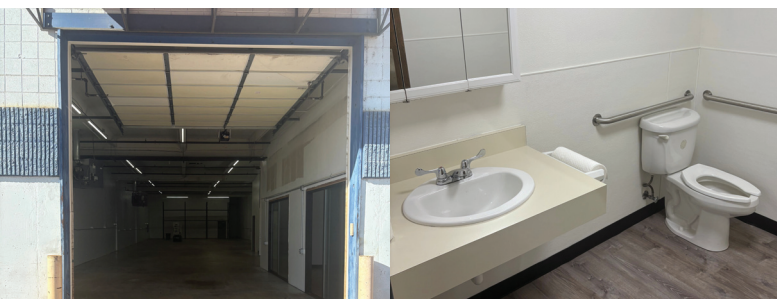
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	6,987	83,214	212,941
 Households	2,961	34,755	88,811
 Median HH Income	\$110,256	\$94,854	\$90,896
 Median Age	42.10	42.40	41.40
 Traffic	39,337 vpd - Ward Rd @ W 52nd Ave (2025)		

Source: CoStar 2024



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.