

5400  
MARSHALL ST

INDUSTRIAL IOS SITE  
AVAILABLE FOR SUBLEASE

TWO WAREHOUSES TOTALING  
±31,300 SF ON ±3 AC YARD



ARVADA, CO 80002

CBRE



# SITE SPECIFICATIONS



Two Warehouses  
Totaling  $\pm 31,300$  SF

- **Building 1:**  $\pm 14,500$  SF
- **Building 2:**  $\pm 16,800$  SF w/  
approx. 2,000 SF Office



$\pm 3$  AC of  
Usable Yard



$\pm 4.72$  AC Lot



Available Through  
July 2028



I-1 Zoned



$\pm 16'$  Clear Height



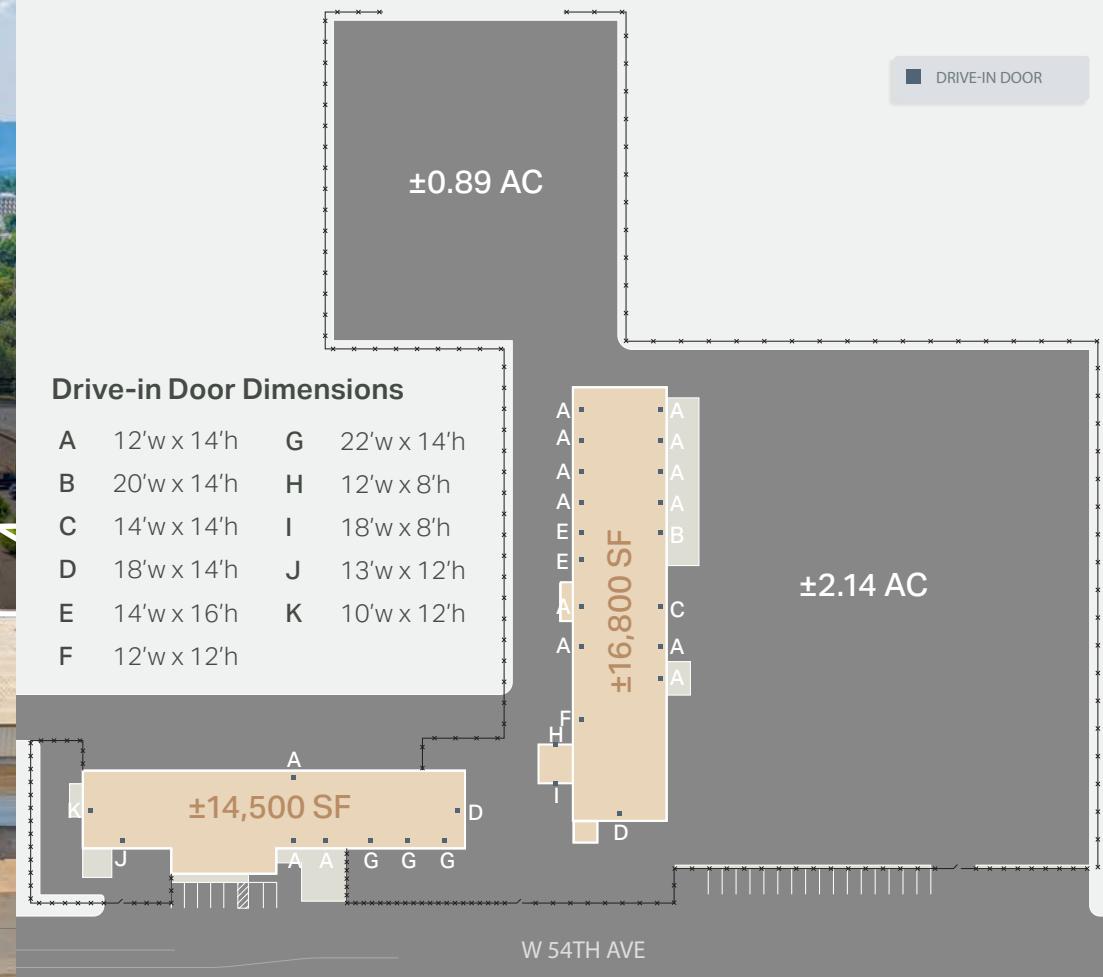
29 Oversized  
Drive-in Doors



Heavy Power: 2,400 Amps  
@ 120/240V 3 Phase



Lease Rate:  
Negotiable



# LOCATION OVERVIEW

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← DOWNTOWN DENVER





## CONTACT US

### NIC CARTER

Vice President

+1 720 528 6477

[nic.carter@cbre.com](mailto:nic.carter@cbre.com)

### MICHAEL HARPOLE

Senior Associate

+1 303 880 8770

[michael.harpole@cbre.com](mailto:michael.harpole@cbre.com)

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