

# 5400

MARSHALL ST

**INDUSTRIAL IOS SITE  
AVAILABLE FOR SUBLEASE**

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

ARVADA, CO 80002

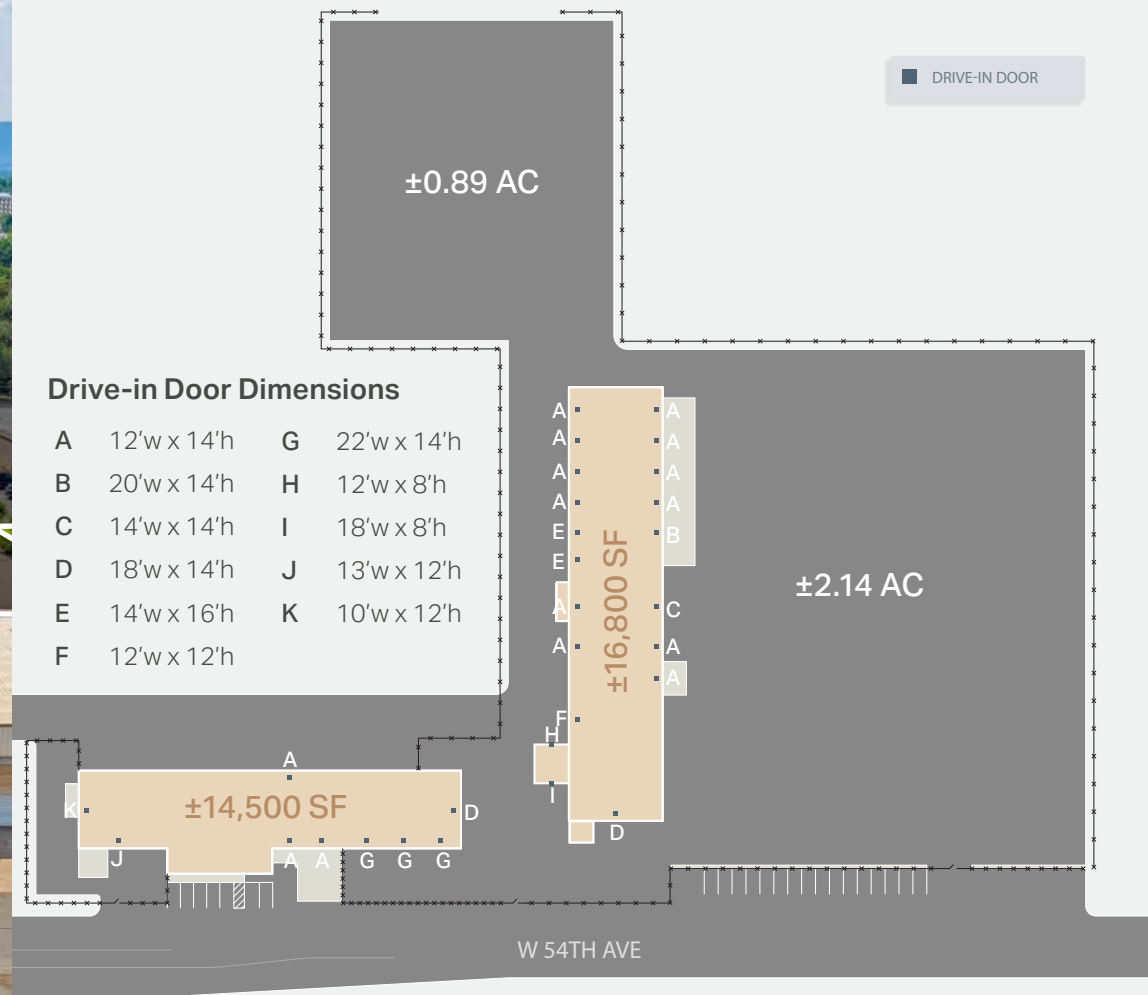
**CBRE**





# SITE

## SPECIFICATIONS



Two Warehouses  
Totaling ±31,300 SF

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



±3 AC of  
Usable Yard



±4.72 AC Lot



Available Through  
July 2028



I-1 Zoned



±16' Clear Height



29 Oversized  
Drive-in Doors



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



Lease Rate:  
Negotiable



# LOCATION

## OVERVIEW



← DOWNTOWN DENVER



121

# 5400

MARSHALL ST

W 52nd Ave

W 52nd Ave

W 54th Ave

W 54th Ave

±2.14 AC

±0.89 AC

Marshall St

W 55th Ave

Hwy 121	4 mins
Hwy 95	5 mins
I-70	6 mins
I-76	6 mins
Downtown Denver	15 mins
DIA	30 mins



## DOWNTOWN DENVER

95



5400  
MARSHALL ST

W 54th Ave

±2.14 AC

±0.89 AC

Marshall St

W 55th Ave

## CONTACT US

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**CBRE**

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