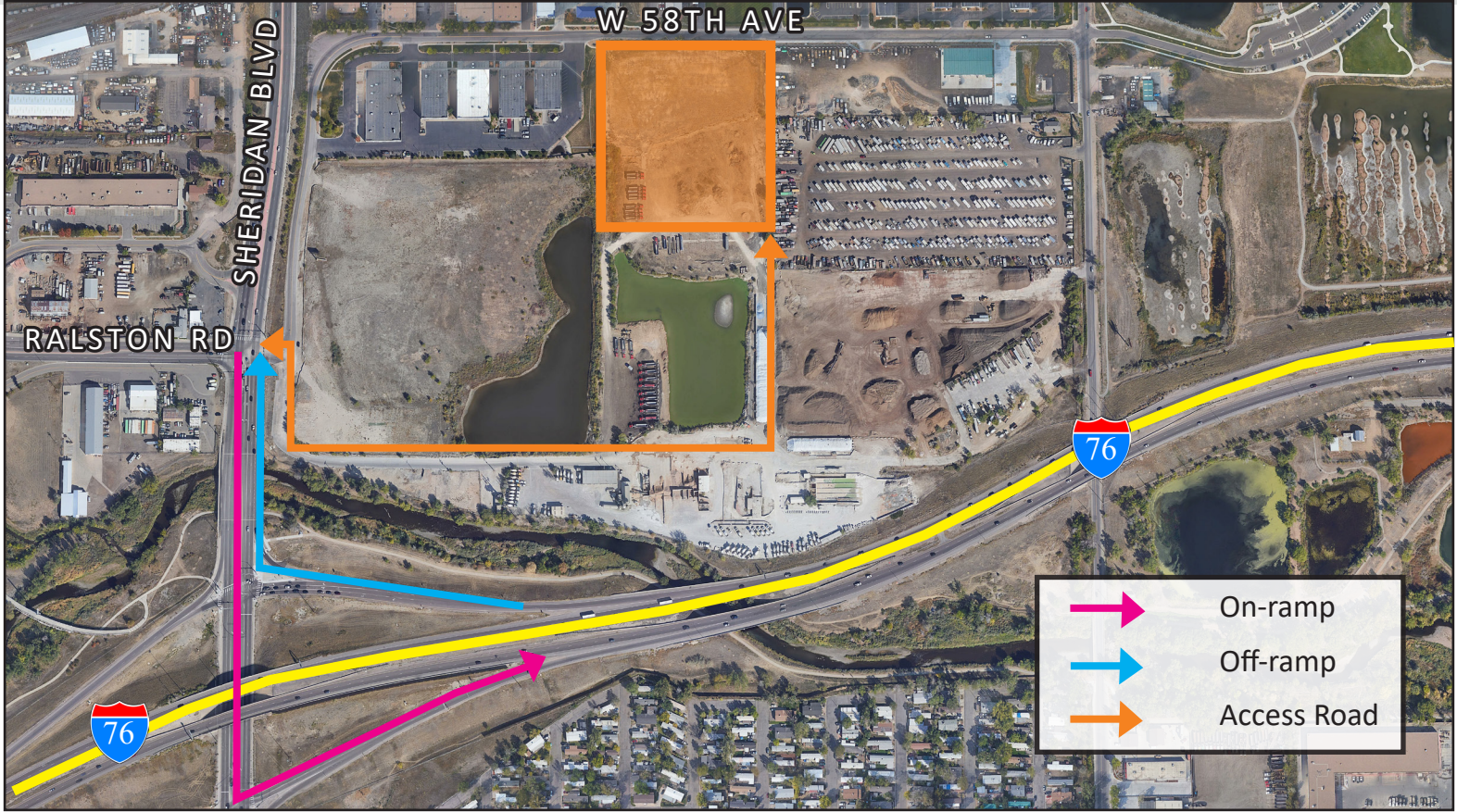




**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

INDUSTRIAL YARD / "IOS" FOR LEASE

5590 Sheridan Blvd.
Arvada, CO 80002



PROPERTY FEATURES:

Site Size:	5-7 AC
Zoned:	I-2
Fenced:	Possible
Lease Rate:	\$5,000/AC NNN
Taxes:	\$12,574.02 (2023)

- Great access to I-76, I-270 and Sheridan Blvd.
- Zoned for outside storage
- Road base covering
- Long/Short term possible



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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