



5347-5353 Sherman St

DENVER, CO 80216

Freestanding Warehouse/Office for Lease

8,990 SF


STREAM



Property Highlights

- Centrally located with great proximity to I-25, I-70, I-270, I-76, and Highway 36
- Concrete truck apron around the entire building exterior
- 5-Ton bridge crane in the North hall
- Entire property is fenced with multiple points of ingress/egress

Property Profile

BUILDING SF	17,980 SF
AVAILABLE SF	8,990 SF
TOTAL LOT SIZE	1.75 AC
YEAR BUILT	1986
CLEAR HEIGHT	18' - 20'
OFFICE	±800 SF
LOADING	Three (3) Drive-In Doors (12'x14')
PARKING	12
ZONING	I-1, Adams County
OPEX (2025)	\$4.52/SF (includes property taxes & building insurance)



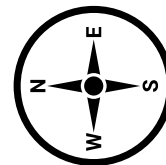
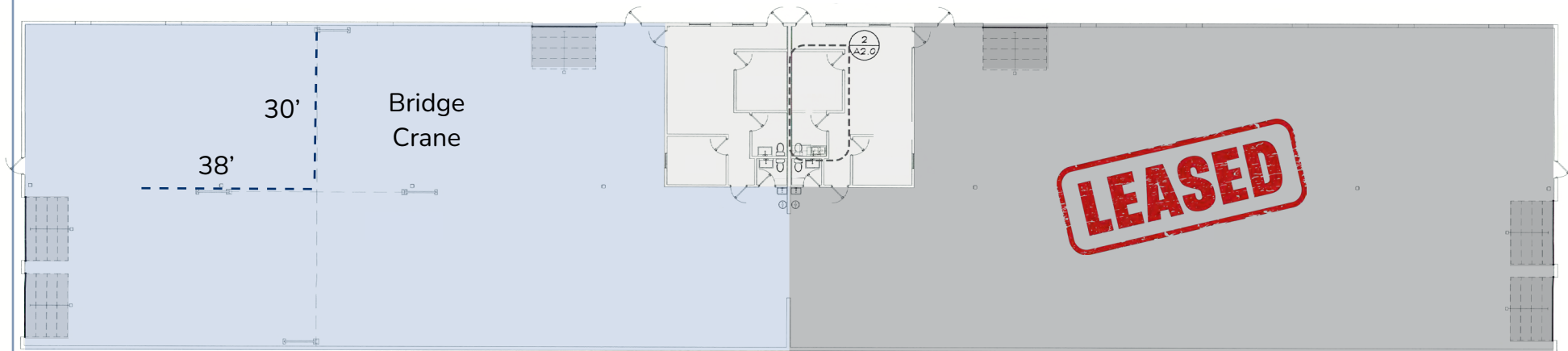


Overall Floor Plan

SUITE 5353

±8,990 SF

- Three (3) 12'x14' Drive-In Doors
- Four (4) Bays - 38'x30' Columns
- ±713 SF Office Space
- One (1) Private Office
- One (1) Conference Room
- Restroom
- ± 0.66 (2/3) Acres Fenced Yard
- Five (5) Ton Bridge Crane

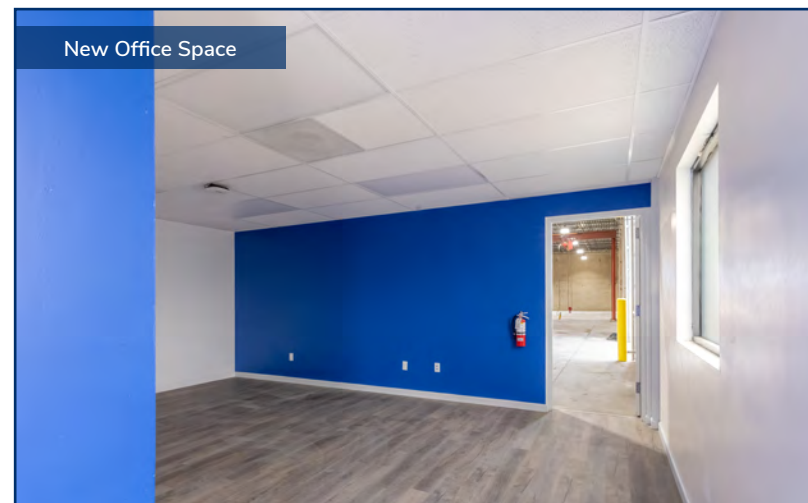
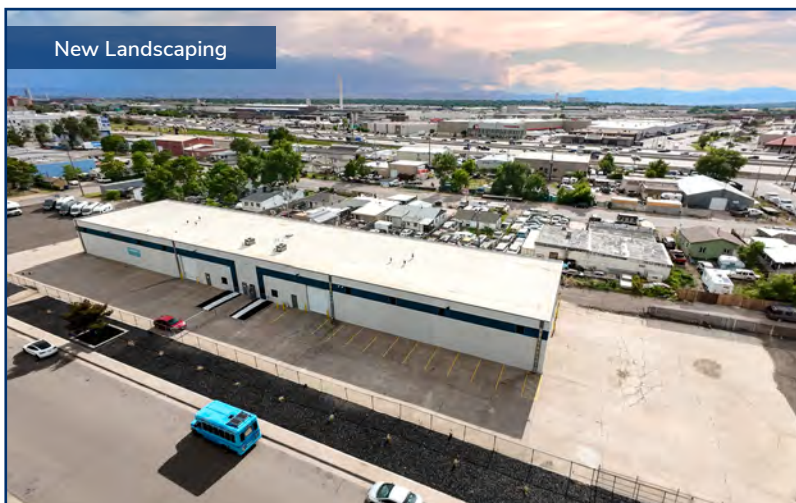
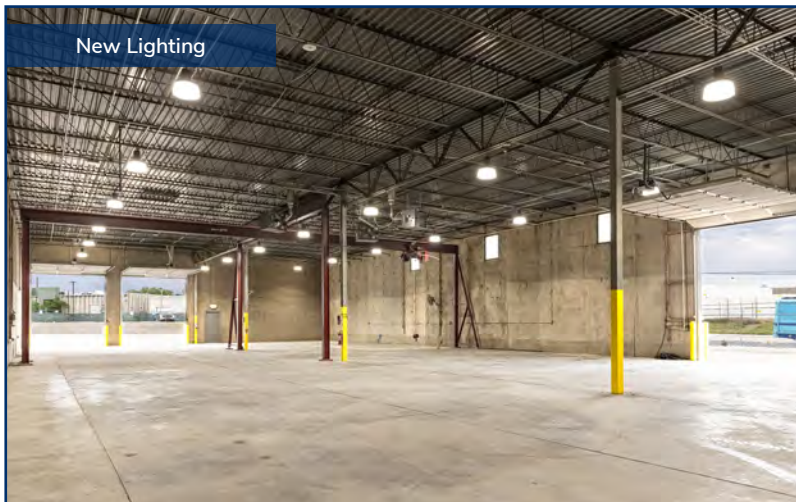




Recent Improvements

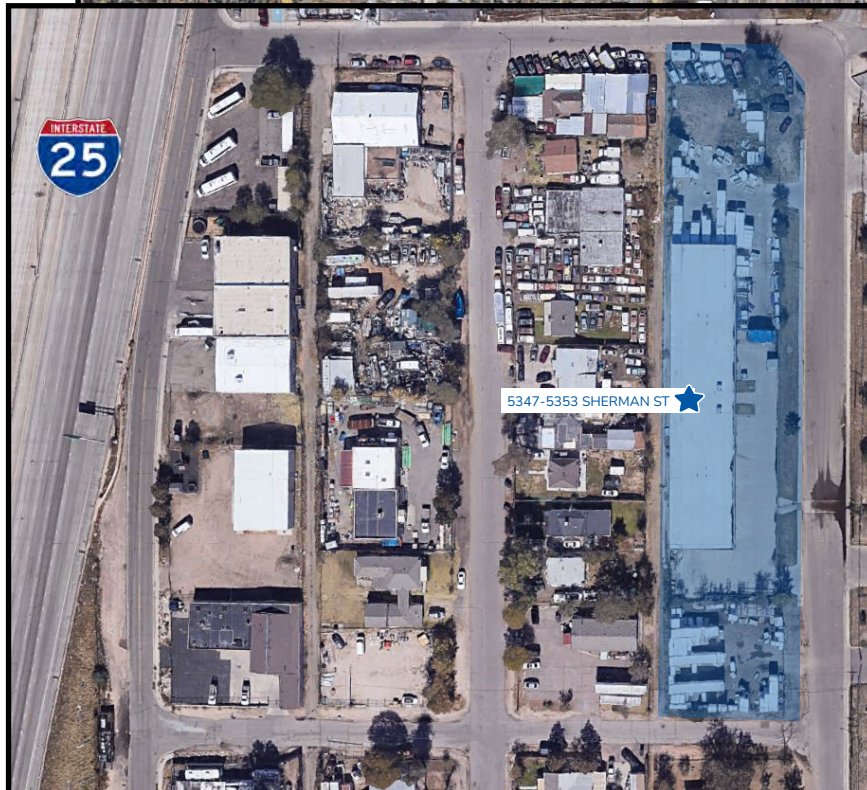
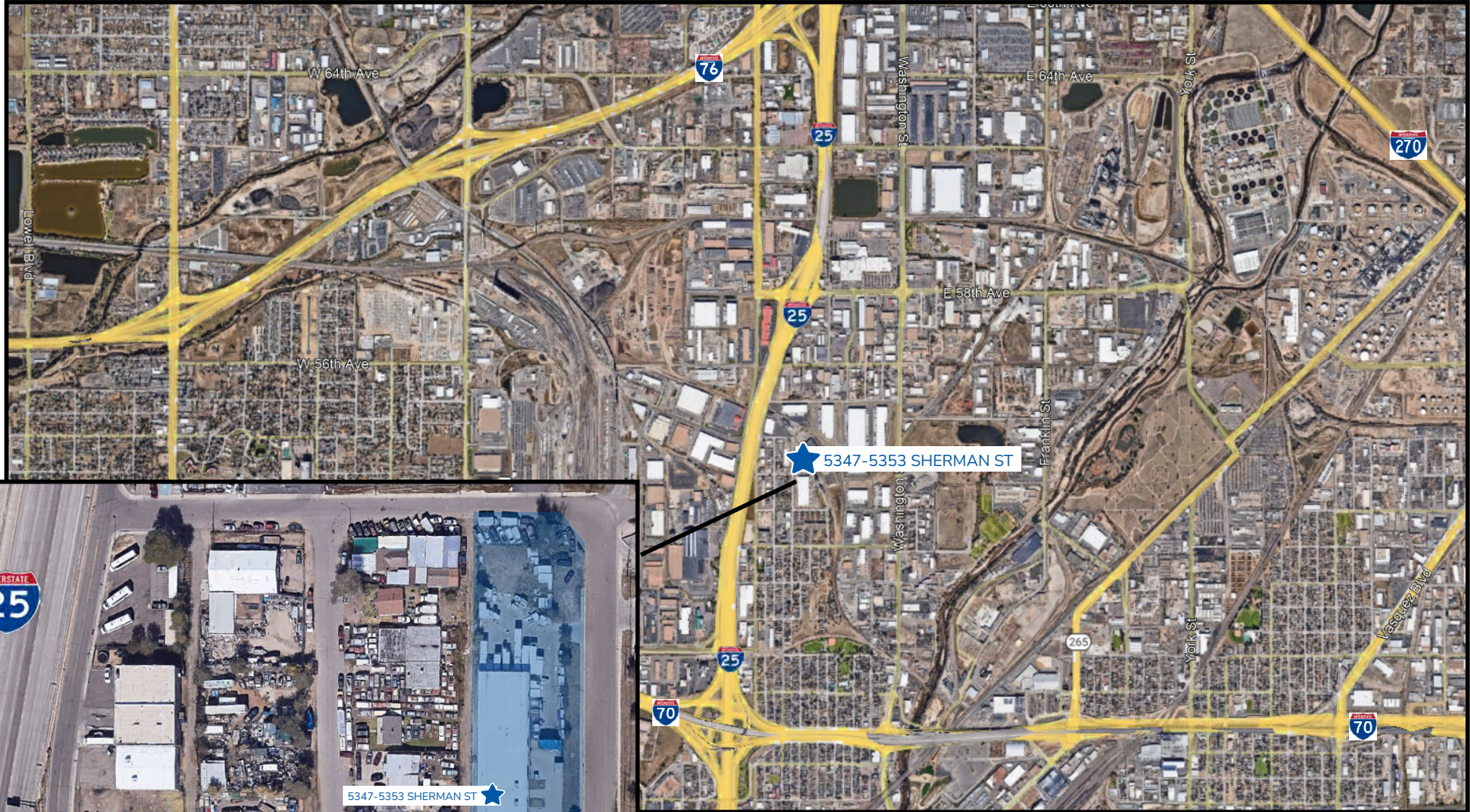
- New Landscaping
- Electric Doors
- Upgraded Lighting
- New Office Space

SCAN OR CLICK FOR
VIDEO TOUR!





Site Plan





Let's Connect

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