

# FOR SALE | SMALL BAY FLEX

4700 W 60TH AVE.  
ARVADA, CO 80003



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DISTINGUISHED. DRIVEN. DEPENDABLE



## OFFERING SUMMARY

<b>Sale Price</b>	Contact Broker
<b>Building Size</b>	15,300 SF
<b>Lot Size</b>	1.36 AC
<b>Loading</b>	
• 1 Dock High	
• 3 Drive Ins (11'W x 10'H)	

<b>Ceiling Height</b>	15'4"- 16'9"
<b>Clear Height</b>	11'10"-15'
<b>Power</b>	800 A   3P   240v (TBV)
<b>Zoning</b>	MX-T (Arvada)
<b>Year Built</b>	1999
<b>Units</b>	4

## HIGHLIGHTS

- New Paint (2023)
- New Asphalt Overlay (2023)
- Enterprise Zone
- Income in place
- 4 Separately metered units
- Flood Drains

# Photos

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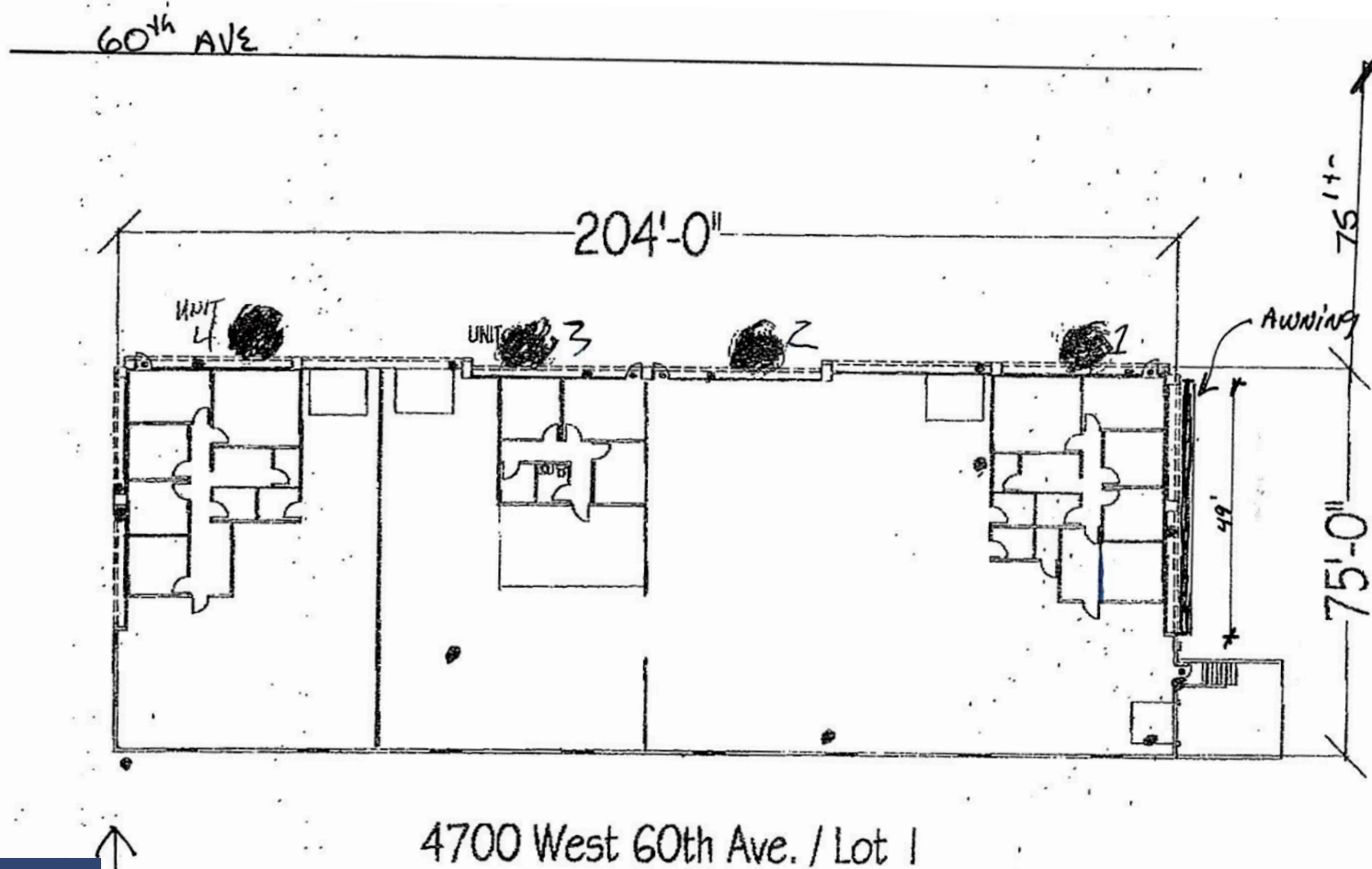






# FLOOR PLAN

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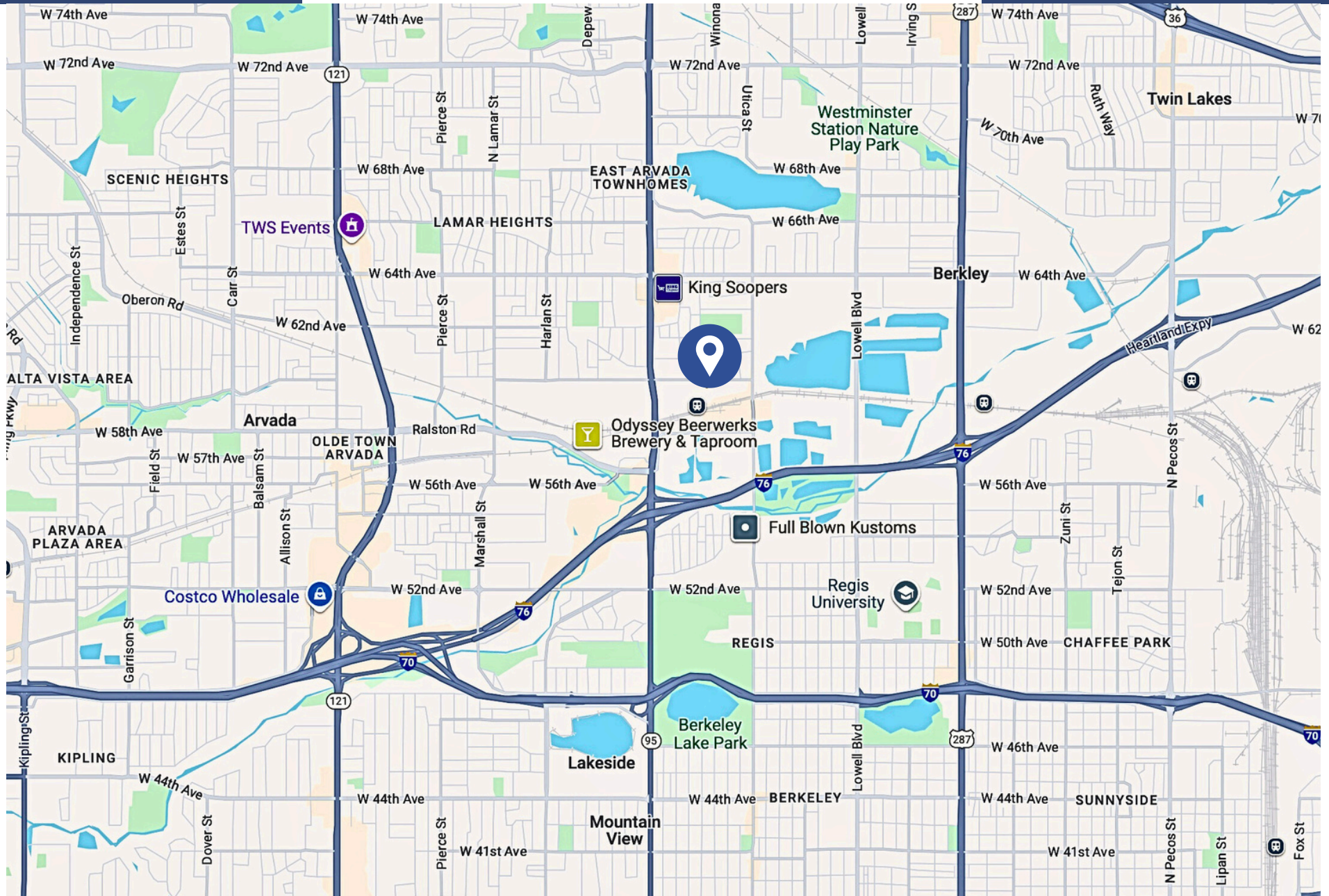


# RENT ROLL

TENANT	UNIT	LEASE START	LEASE END	SIZE	OPEX
Available	1	N/A		3,808 SF	\$5.88/SF
Available	2	N/A		3,808 SF	\$5.88/SF
Deco Tint America	3	10/1/2018	12/31/2025	3,875 SF	\$5.88/SF
Available	4	N/A		3,808 SF	\$5.88/SF

# Location Map

4700 W 60th Ave.  
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