



OWNER USER OPPORTUNITY IN ARVADA – SHERIDAN & RALSTON RD

5540-5564 GRAY ST
ARVADA, CO 80002

Property Summary

- Attractive Owner User Opportunity in High Barrier to Entry Sub Market
- Ability for an Owner User to Occupy 2,500 SF – 12,500 SF while collecting rent from Tenants. Contact Brokers for more financial information.
- There is currently one Tenant in place occupying 2,500 SF through 5/31/2027 – Tenant is Currently Paying \$2,760/mo NNN with \$.75/SF annual increases.
- Easy Access to all Major Throughfares
- ±8,000 SF Yard for Parking or Outdoor Storage. Currently occupied by a Month-to-Month Tenant paying \$12,000 annually.
- Easily Demisable Spaces allow for New Owner to Fully Customize their Footprint

Property Features

Sale Price	\$2,850,000 (\$190/SF)
Building SF	15,000 SF
Land Area	30,070 SF (.69 acres)
Taxes (2024)	\$53,482.90
Clear Height	16 ft
Loading	Four (4) Dock-High & One (1) Drive-in
NNN Estimate (2024)	\$4.64 / SF
Zoning	I-2 (Jefferson County)

Property Zoning | Click to View

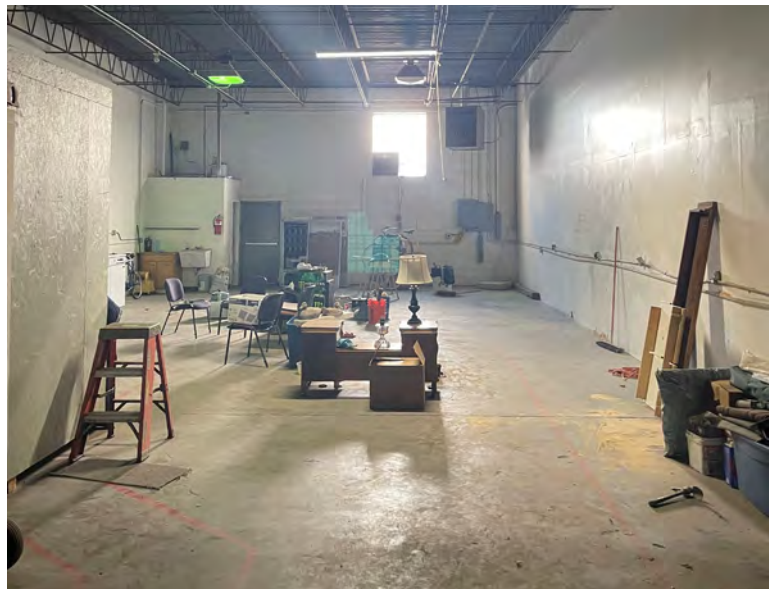
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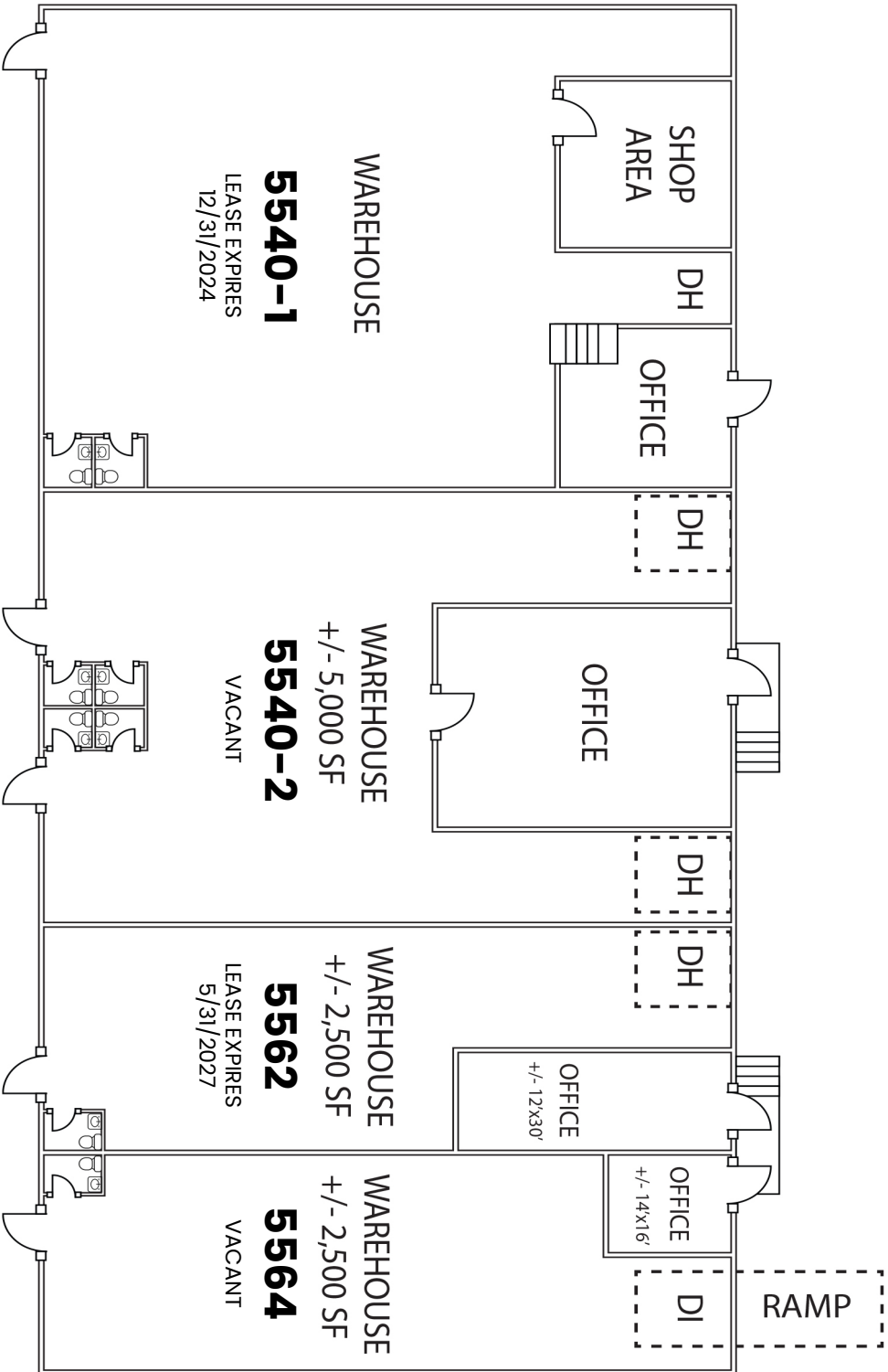
For more information:



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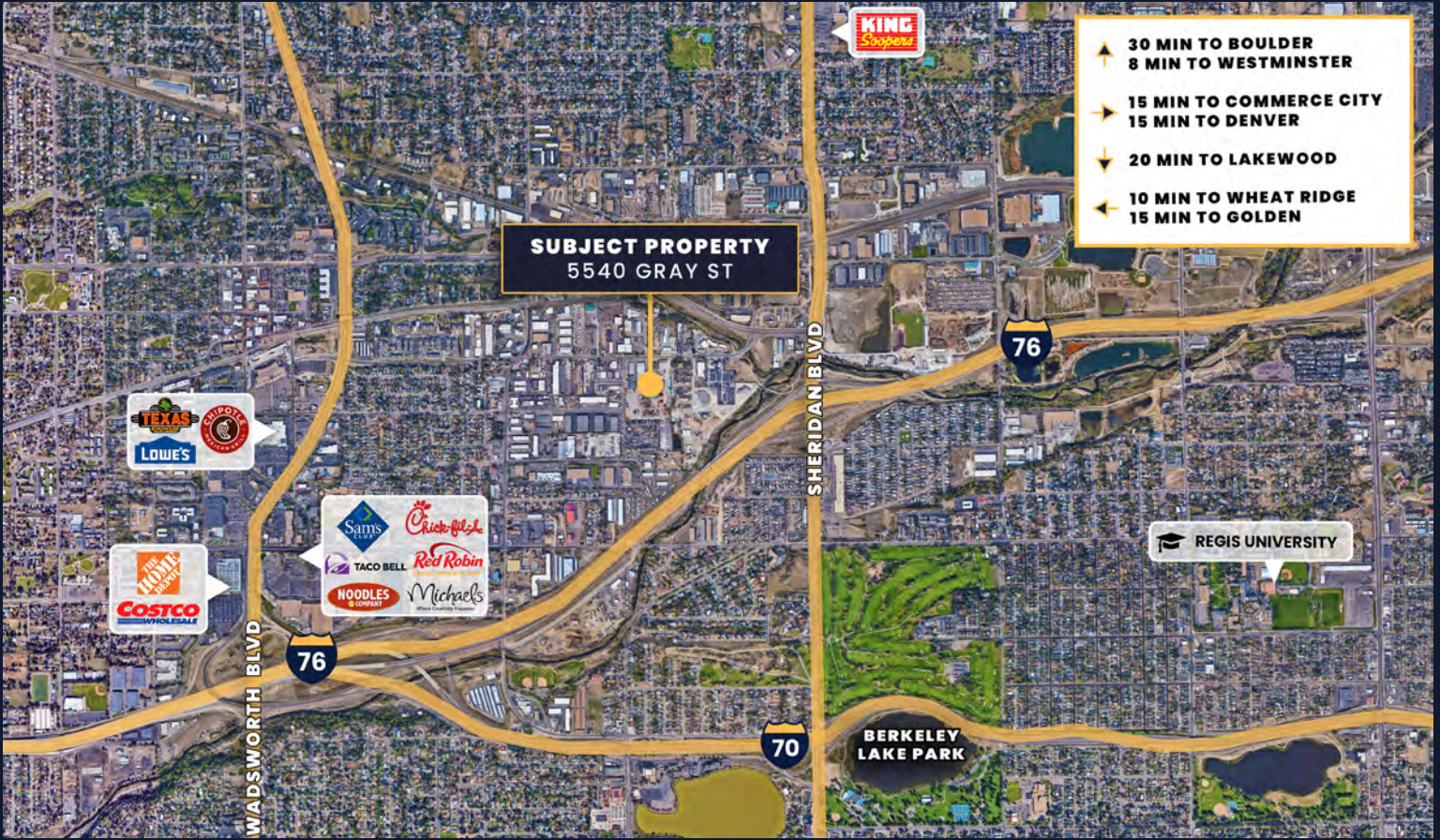
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