

# OFFERING: Industrial Opportunity For Sale



5225 SHERIDAN BLVD, ARVADA, CO, 80002



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## PROPERTY DESCRIPTION

Conveniently located at the nexus of 52nd and Sheridan Boulevard, this hard-to-find 5.34-acre infill site offers easy access to I-76 and I-70. The 10,276-square-foot building provides both front and rear loading, while the additional 4,844 square feet of industrial space is currently tenant-occupied, offering immediate income stability and flexible future use potential. The property also features a new security fence with electronic access encompassing the entire yard, ensuring both functionality and enhanced site security.

## PROPERTY HIGHLIGHTS

- Air Compression Lines
- 3 Meters for Gas and Electric
- 1 Floor Drain
- Clearspan
- Several out buildings with Drive in Loading
- 2 water wells
- Over-sized Drive in doors

**ASKING PRICE:      \$8,500,000**





## 2

# OFFERING SUMMARY

Sale Price:	Contact Broker
Building:	10,276 SF (Building) 4,844 SF (Pole-Barn)
Lot Size:	5.34 Acres
Clear Height:	18' – 19'.5"
Power:	3p   600 AMPs (TBV)
Drive In Loading:	3 – 10'W X 10' H 3 – 10'W X 12' H 1 – 10' W X 11' H 1 – 20' W X 12' H 1– 10' W X 12' H (Ramp)
Loading Dock:	1 – 10'W X 10' H 1 – 10'W X 12' H
Zoning:	P-D & I-2 Split Zoning (Unincorporated Jefferson County)



## 3

## PROFORMA

The 2025 Pro Forma for 5225 Sheridan Blvd presents stabilized operations supported by verified rent roll and expense data. Property taxes and insurance are fully reimbursed, creating a net-neutralized structure. 5225 Sheridan as a premium contractor storage/industrial asset within the Denver/Arvada industrial market.

## INCOME

CATEGORY	ANNUAL (\$)
Gross Scheduled Rent (GSR)	603,096.00
Vacancy (5%)	(30,154.80)
Effective Gross Income (EGI)	572,941.20
Reimbursements Property Tax	67,864.48
Insurance	12,765.64
Total Income (Incl. Reimbursements)	653,571.32

## VALUATION &amp; STABILIZATION ANALYSIS

METRIC	VALUE (\$)
Total Income	653,571.32
Adjusted Operating Expenses (Net)	(56,125.39)
Target Net Operating Income (NOI)	595,000.00
Asking Price	8,500,000.00
Cap Rate	7%

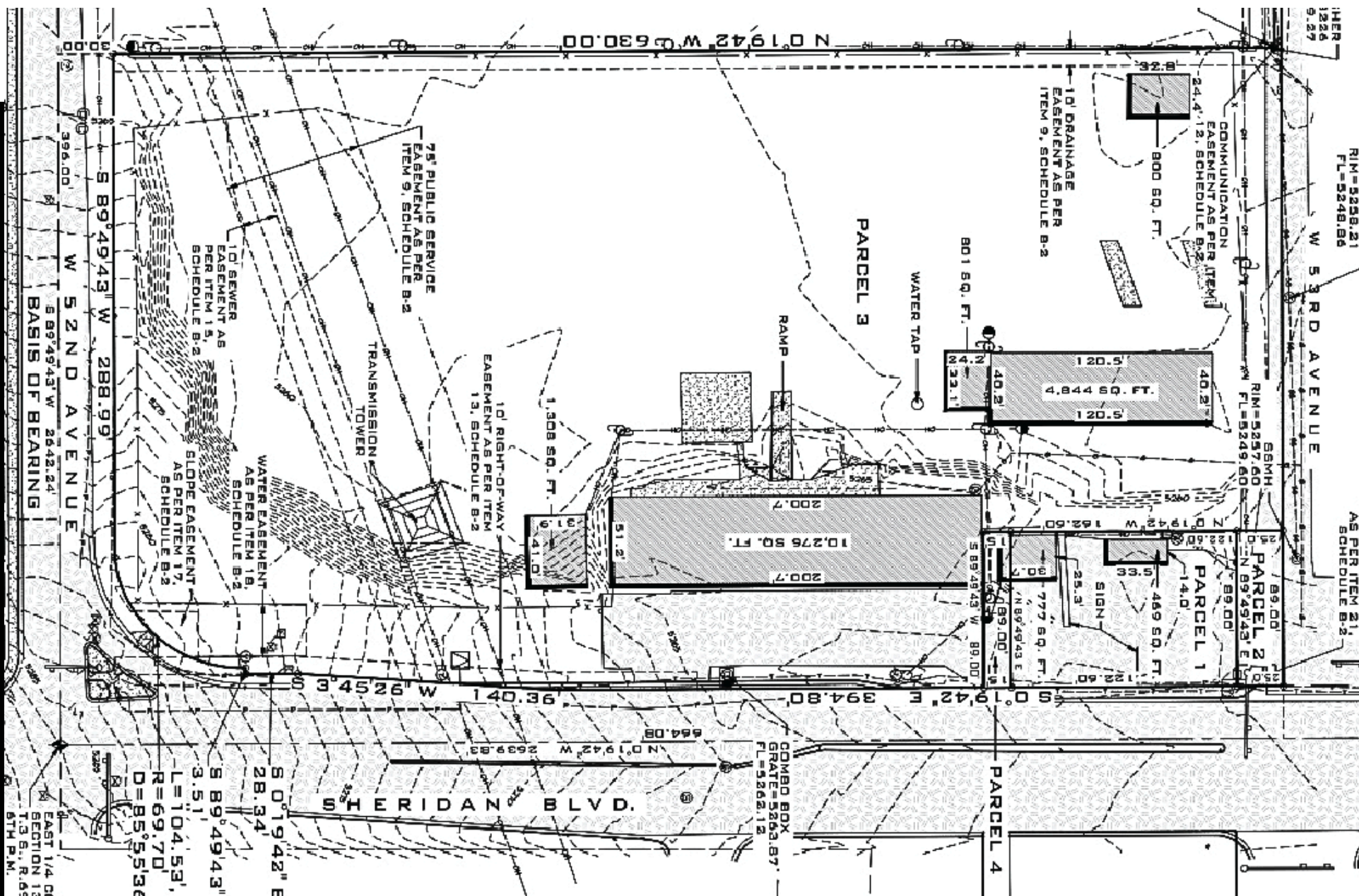
## EXPENSES

CATEGORY	ANNUAL (\$)
Automobile Expenses	0.00
Parking and Tolls	2.50
Bank Service Charge	780.00
Consulting Service	8,467.83
Contract Labor	17,826.40
Internet and Software	505.90
Office Supplies	193.86
Payroll Expenses	186.00
Professional Fee	6,250.00
QuickBooks Fee	333.00
Rent Expense	1,779.25
Repairs and Maintenance	15,413.54
Utilities	3,987.11
Property Tax	67,864.48
Insurance	12,765.64
Total Expenses	136,755.51
Less: Reimbursements	(80,630.12)
Adjusted Operating Expenses (Net)	56,125.39







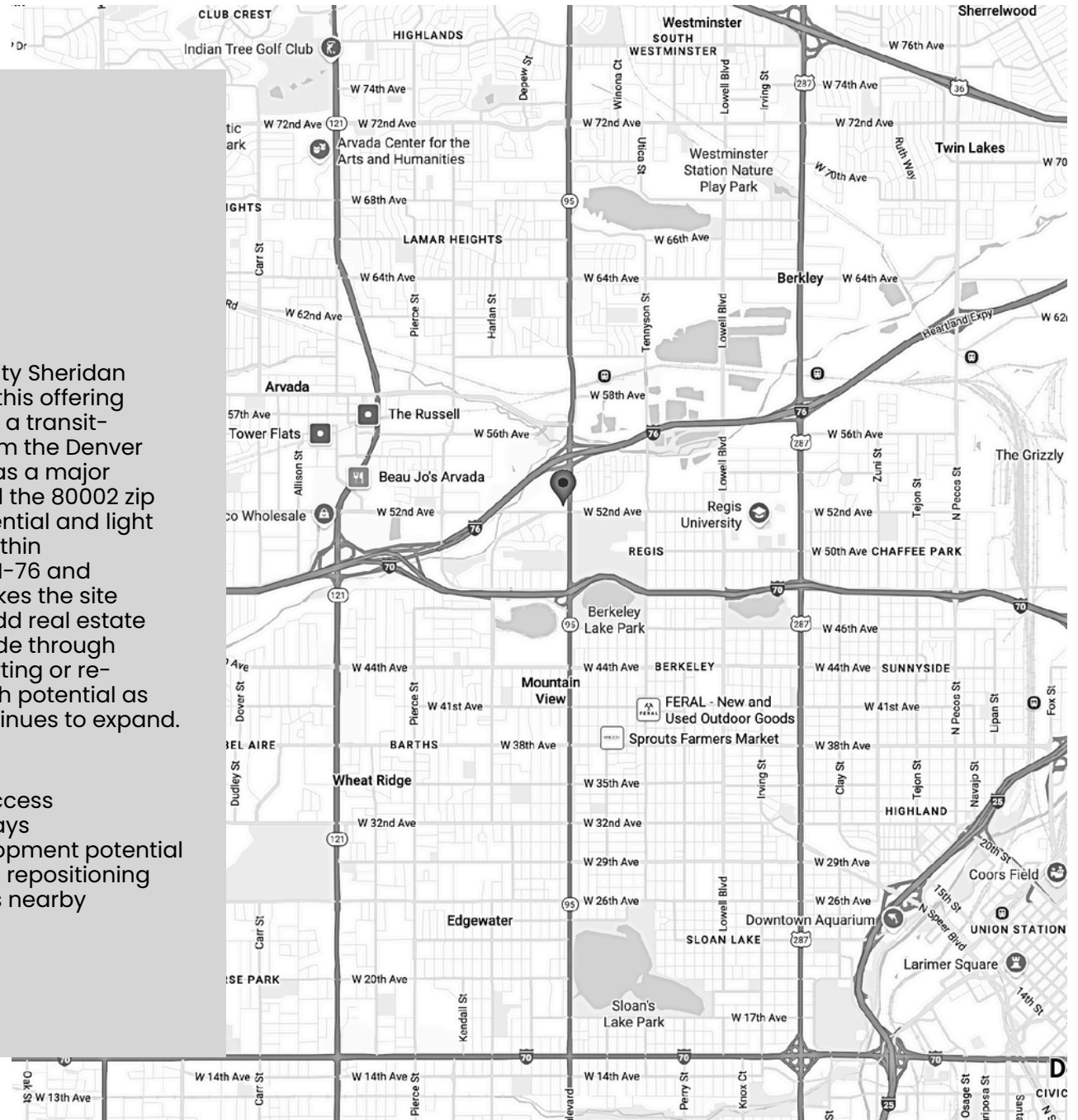




## 4 LOCATION

Located along the high-visibility Sheridan Boulevard corridor in Arvada, this offering presents a strategic entry into a transit-oriented zone just minutes from the Denver metro. With Sheridan serving as a major north-south thoroughfare and the 80002 zip code anchored by both residential and light retail uses, the property sits within straightforward reach of I-70/I-76 and surrounding suburbs. This makes the site ideally positioned for value-add real estate investment: it offers both upside through repositioning (whether converting or re-leasing) and long-term growth potential as the nearby infrastructure continues to expand.

- Corridor-level visibility & access
- Minutes to I-70/I-76 freeways
- Strong mixed-use redevelopment potential
- Value-add upside through repositioning
- Suburban growth tailwinds nearby





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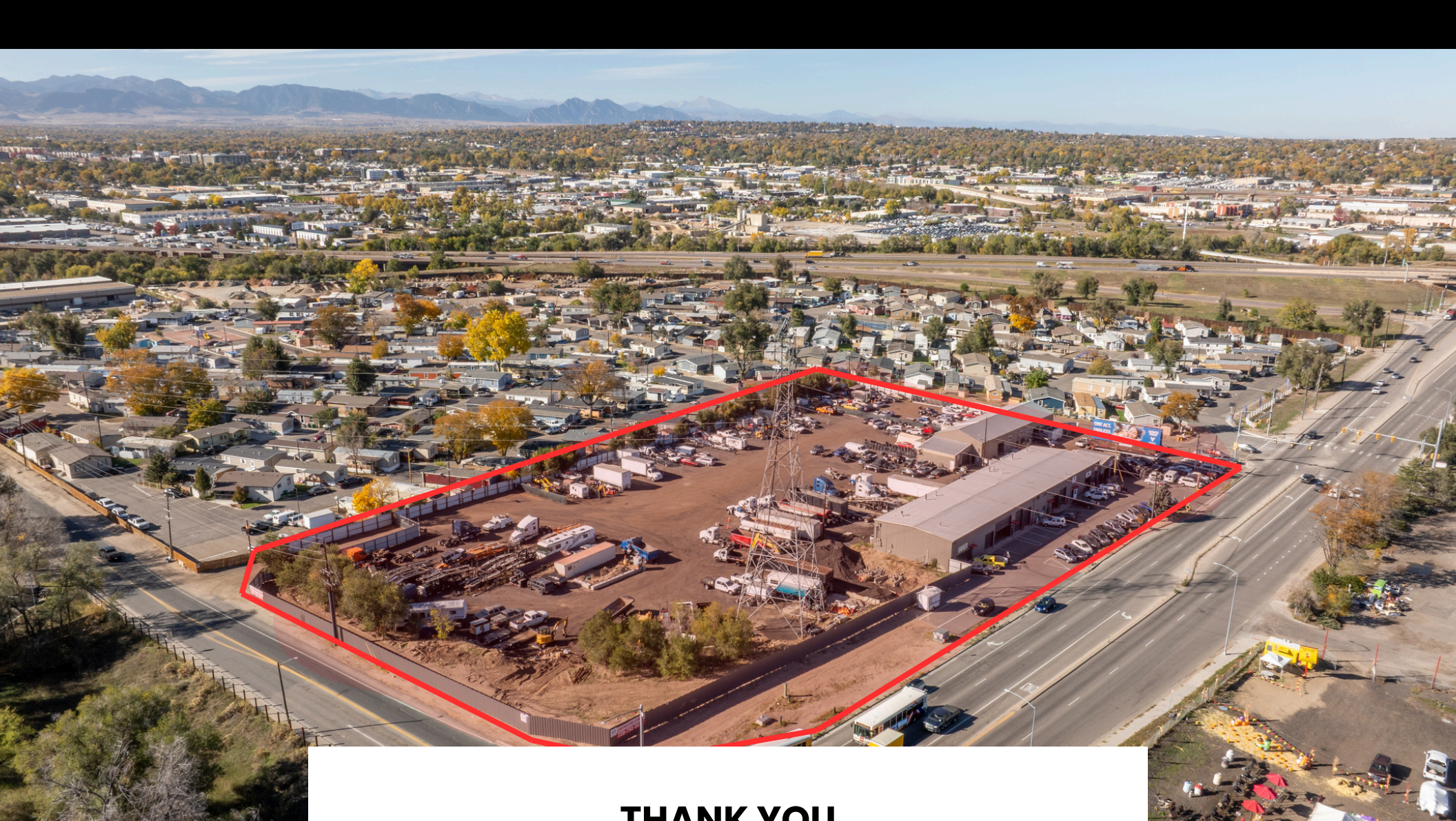
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**THANK YOU**



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