



RARE CLASS A WAREHOUSE IN ARVADA
18' CLEAR & OUTDOOR YARD POTENTIAL

5106 W 58TH AVE

ARVADA, CO 80002

Property Summary

- **Prime Owner/User Warehouse Opportunity** in the highly sought-after Arvada Industrial Market
- **High-Clear Warehouse with Professional Office Build-Out**, ideal for a variety of industrial or flex users
- **Well-Maintained, Class A Construction** with strong curb appeal and long-term functionality
- **Multiple Loading Options** including grade-level and/or dock-high doors for operational flexibility
- **Potential to Add Fenced Outdoor Storage**, accommodating yard or equipment needs
- **Excellent Access & Visibility** near the major intersection of Sheridan Blvd & 58th Ave, with convenient connectivity to I-76, I-70, and surrounding Denver metro areas

Property Features

Sales Price:	\$2,999,999 (\$250/SF)
Lease Rate:	\$13.00/SF NNN
NNN Est:	\$5.90/SF
Building SF:	12,000 SF
Warehouse/Office:	80%/20%
Land Size:	0.89 Acres (38,768 SF)
Zoning:	Mixed-Use Transit, City of Arvada
Loading:	- Drive-In: Two (2) 12' x 12' - Dock-High: Two (2) 12' x 12'
Clear Height:	18'
Power:	400amp / 480 volt
Sprinklered:	Yes
YOC:	2008
Taxes (2025):	\$54,236

FOR MORE INFORMATION:



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Vice President

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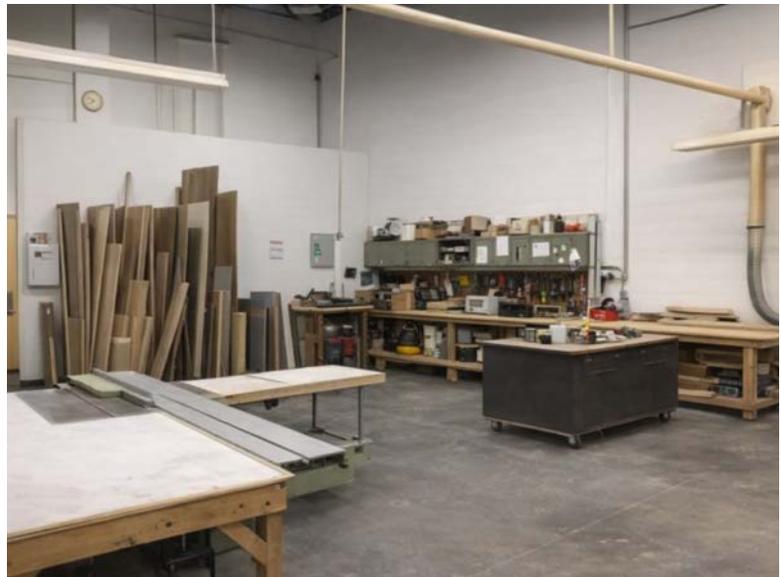
Michael DeSantis

Vice President

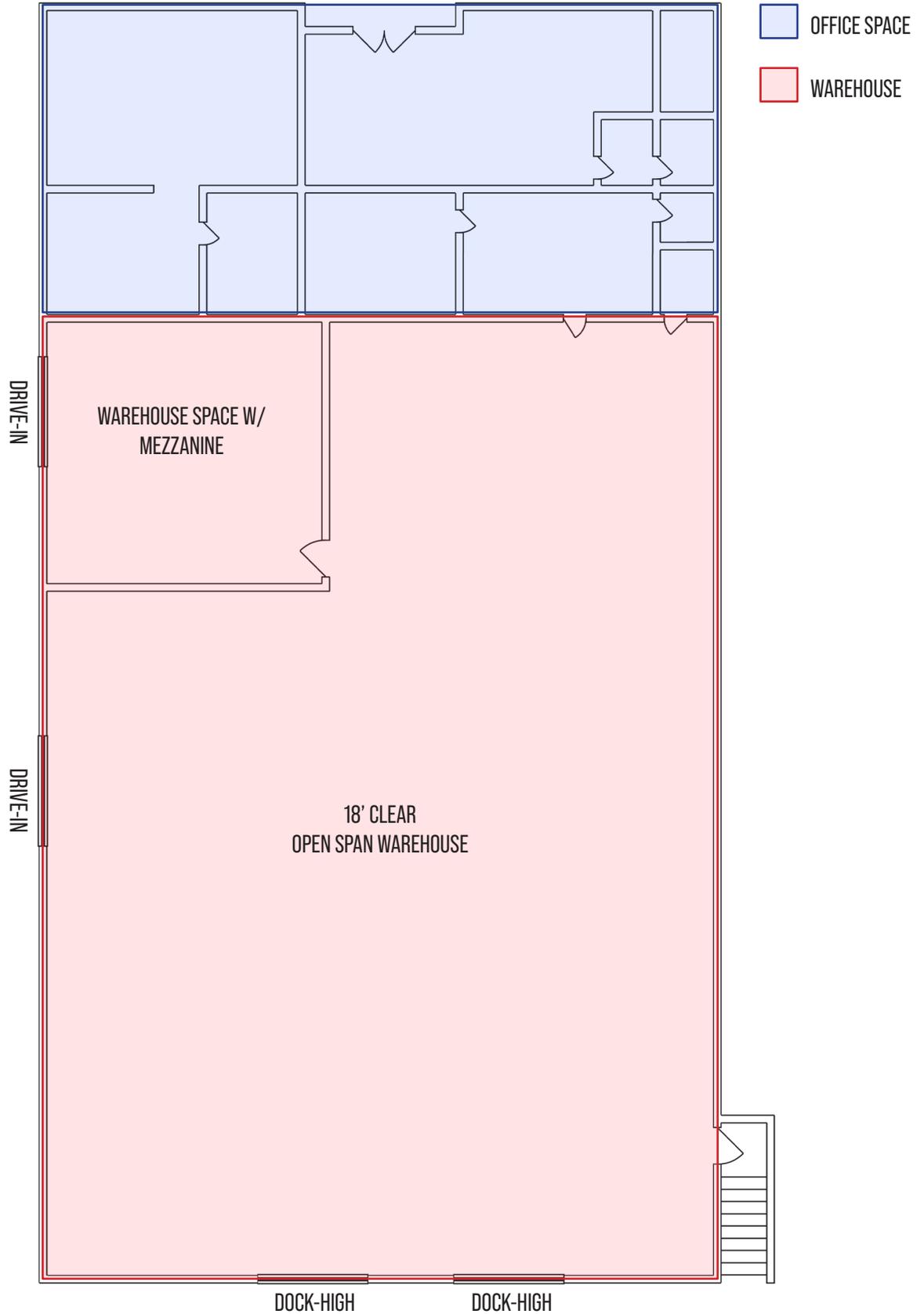
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PROPERTY PHOTOS



FLOORPLAN (NOT DRAWN TO SCALE)



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