

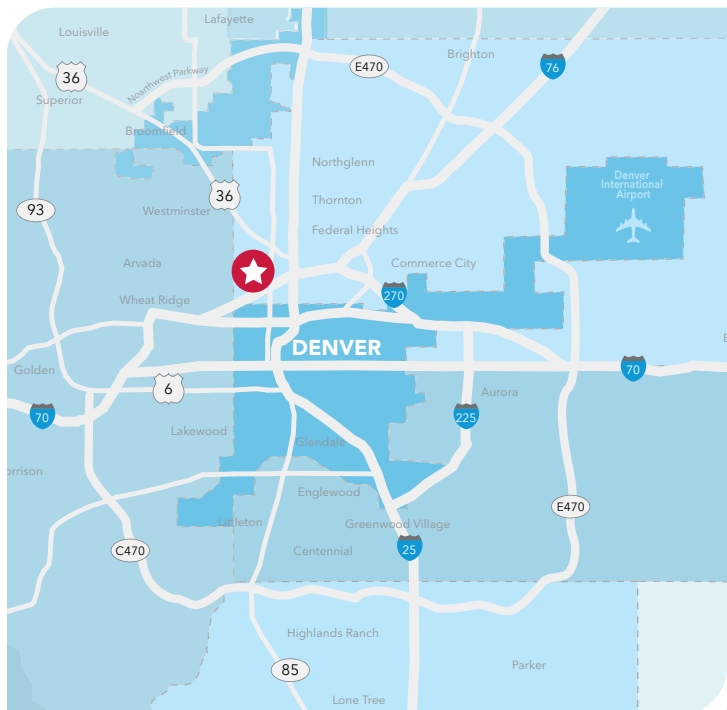
FOR SALE OR LEASE | 2-10 ACRES (DIVISIBLE)
Heavy Outside Storage Yard, Fully Fenced & Gated

5775 TENNYSON STREET | ARVADA, CO 80002



PROPERTY FEATURES

STRUCTURE	1,176 SF
SITE SIZE	±2-10 Acres (Divisible)
ZONING	I-2 (Unincorporated Adams County)
YARD ATTRIBUTES	Road base, fenced, lit
DATE AVAILABLE	2 Acres Immediately Remainder avail within 30-60 Days
LEASE RATE	Contact Brokers
ESTIMATED NNN	\$478/Acre
FOR SALE	Contact Brokers

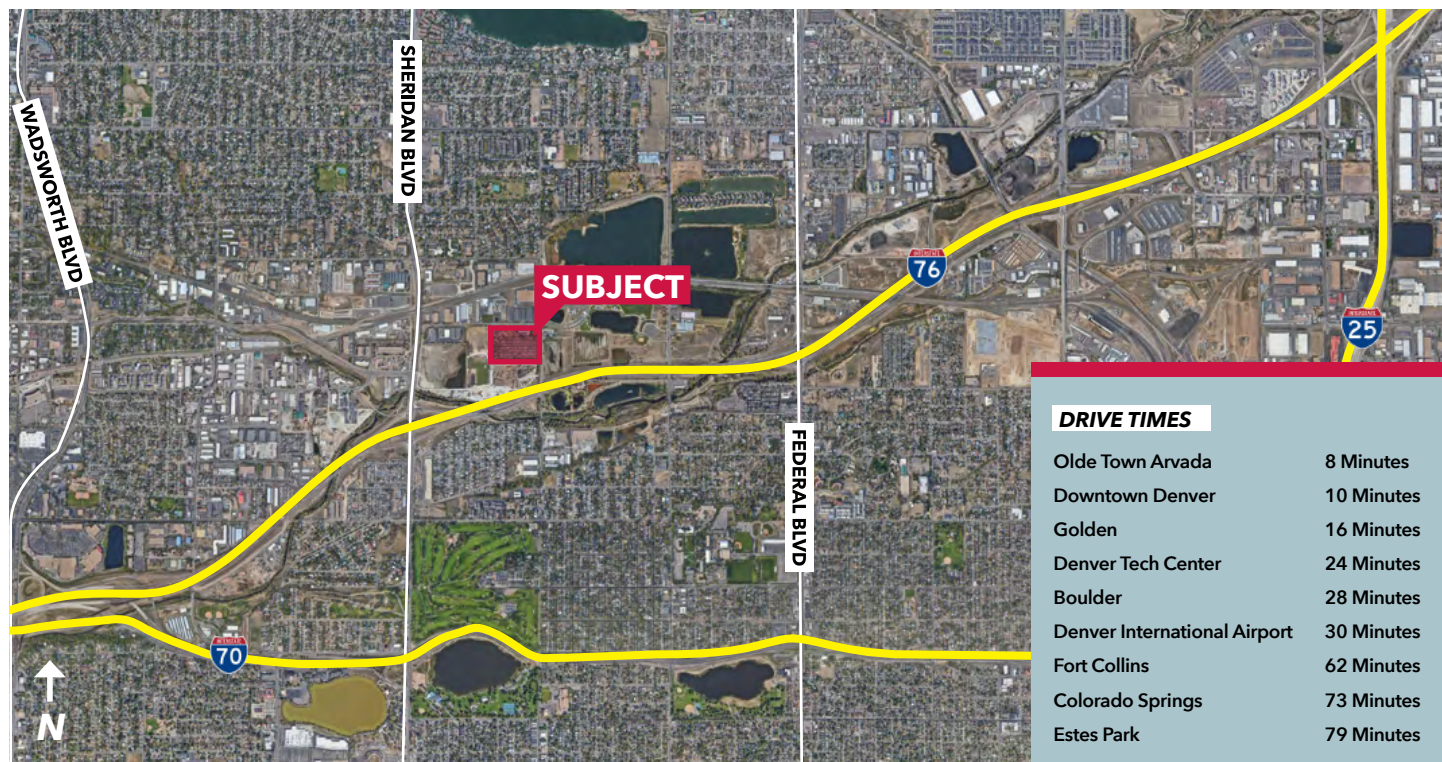


FOR SALE OR LEASE | ~~2,176 ACRES~~ (DIVISIBLE) (DIVISIBLE)
Heavy Outside Storage Yard, Fully Fenced & Gated

5775 TENNYSON STREET | ARVADA, CO 80002



AERIAL



DRIVE TIMES

Olde Town Arvada	8 Minutes
Downtown Denver	10 Minutes
Golden	16 Minutes
Denver Tech Center	24 Minutes
Boulder	28 Minutes
Denver International Airport	30 Minutes
Fort Collins	62 Minutes
Colorado Springs	73 Minutes
Estes Park	79 Minutes

HIGHLIGHTS

- Easy access to I-76 via Sheridan Boulevard
- Fully fenced and gated
- 611 Total spaces (varying sizes)
- 10 Acre site with heavy industrial and outside storage
- Gas/electric: Xcel Energy
- Motivated Landlord with competitive rental rates
- Flexible lease terms with short & long term options

FOR MORE INFORMATION CONTACT

KIRK VANINO

kvanino@lee-associates.com
C 303.250.4760

MATT NORA

mnora@lee-associates.com
C 720.295.4353

