

# FOR LEASE

\$12/SF | 8,060 SF | 2 DRIVE-INS

# 5405W 56<sup>TH</sup> AVE

ARVADA, CO 80002



**TANNER DIGBY, SIOR**

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# PROPERTY INFORMATION

**5405 W 56<sup>TH</sup> AVE**  
**ARVADA, CO 80002**

LEASE RATE	\$12/SF
BUILDING SIZE	40,540 SF
AVAILABLE SF	8,060 SF
ZONING	IL (Arvada)
POWER	450 amps   3p   480v (TBV)
OPEX	\$7/SF
CLEAR HEIGHT	17' - 19'
LOADING	2 Drive-ins (12'x14')
PARKING	2.5/1,000



## PROPERTY HIGHLIGHTS

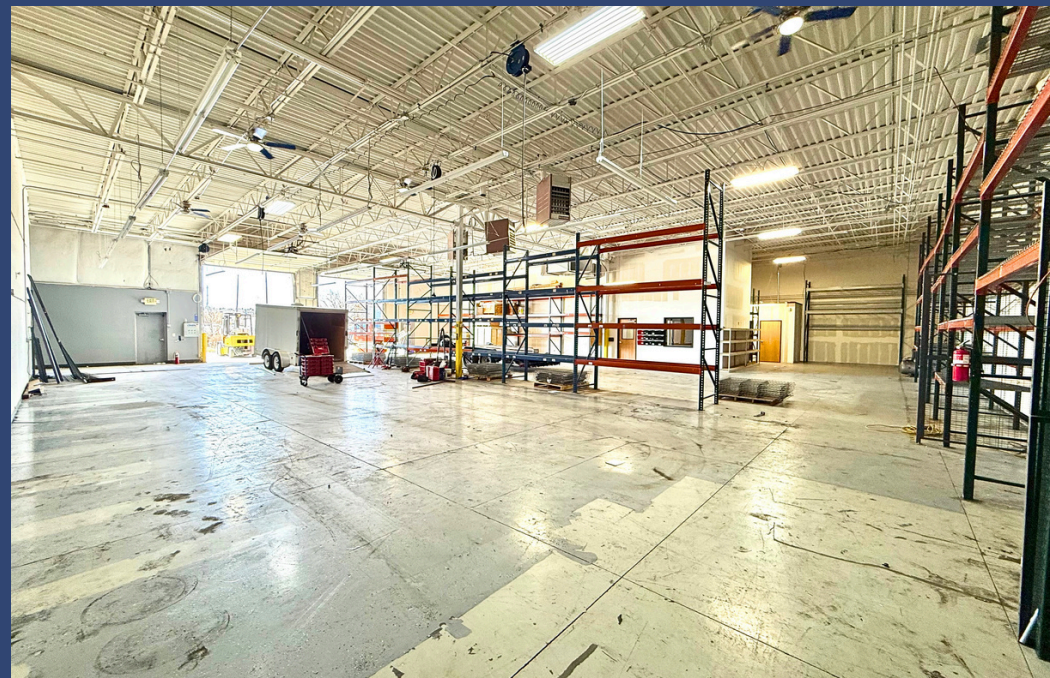
- Easy access to I-76
- Fully Sprinklered
- Five offices, conference room, and two restrooms
- Epoxy floor
- Climate controlled warehouse
- Air compression lines with compressor





# PROPERTY PHOTOS

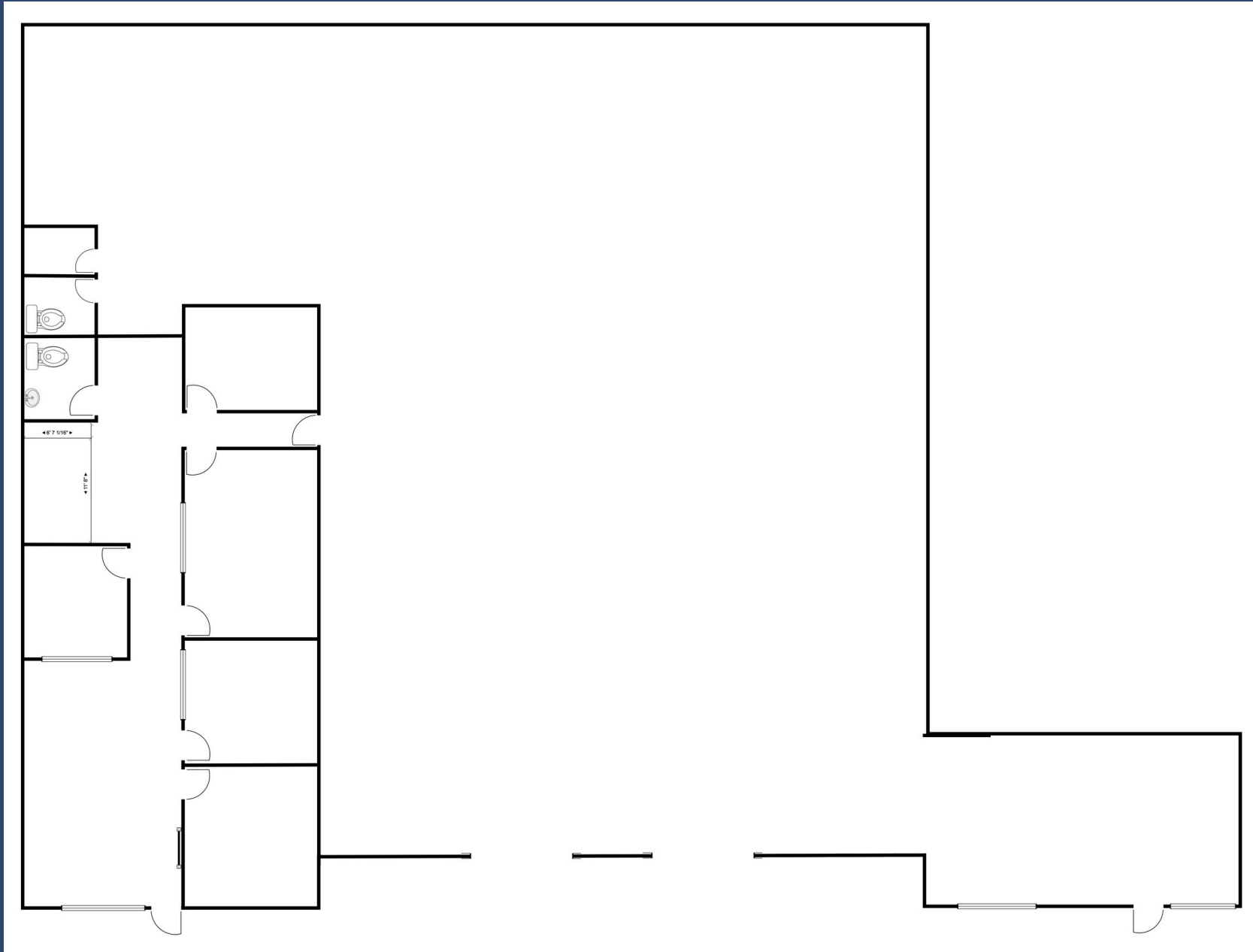
5405 W 56<sup>TH</sup> AVE  
ARVADA, CO 80002





# FLOOR PLANS

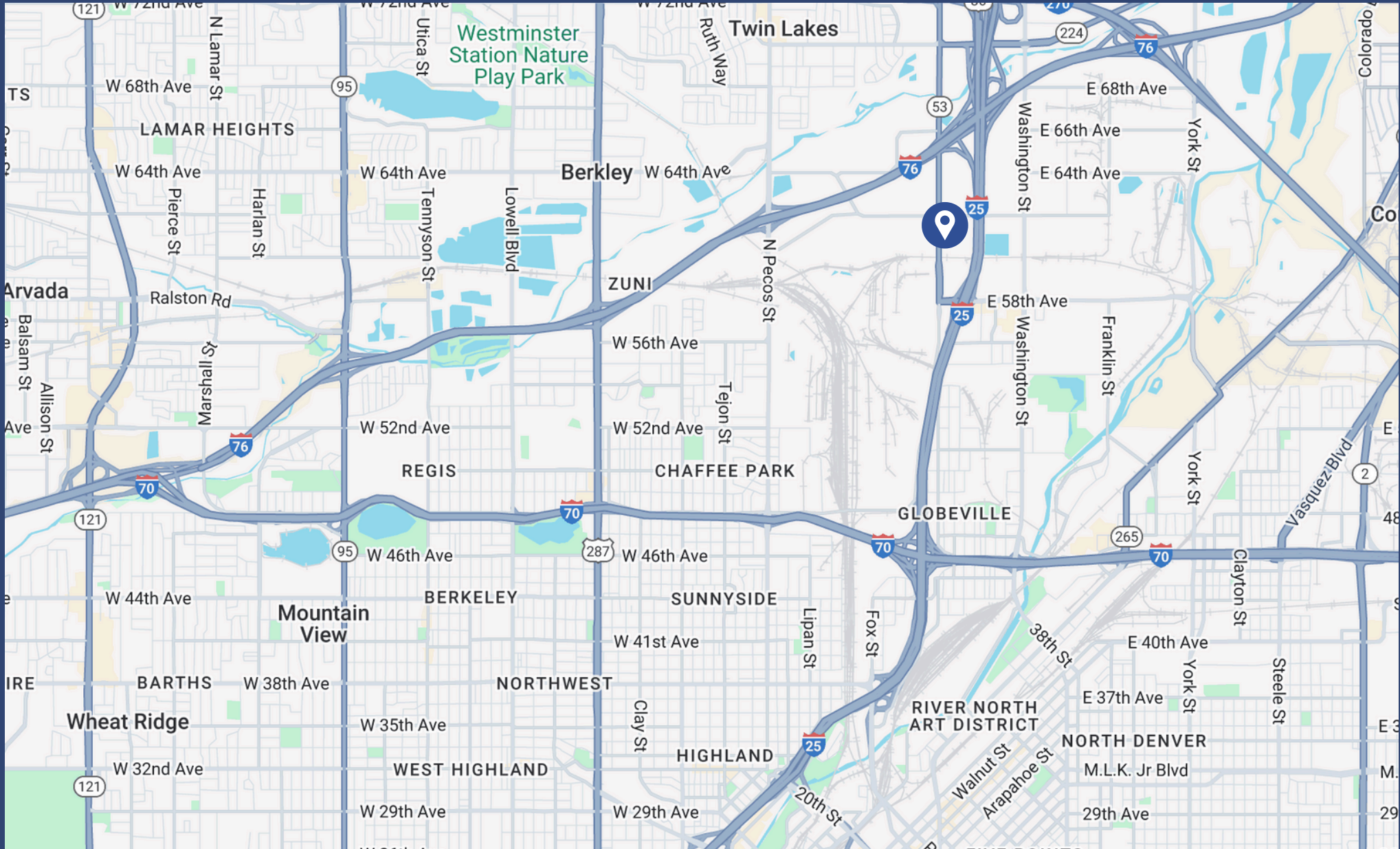
**5405 W 56<sup>TH</sup> AVE**  
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## LOCATION MAP

**5405 W 56<sup>TH</sup> AVE**  
**ARVADA, CO 80002**



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