

FOR LEASE

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

5405W 56TH AVE
ARVADA, CO 80002



 DIGBY
COMMERCIAL ADVISORS
720.843.1330 | www.DigbyCommercial.com
DISTINGUISHED. DRIVEN. DEPENDABLE.

TANNER DIGBY, SIOR
President
O. 720.843.1330 Ext. 104 | C. 720.402.7578
Tanner@Digbycommercial.com

PROPERTY INFORMATION



5405 W 56TH AVE
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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

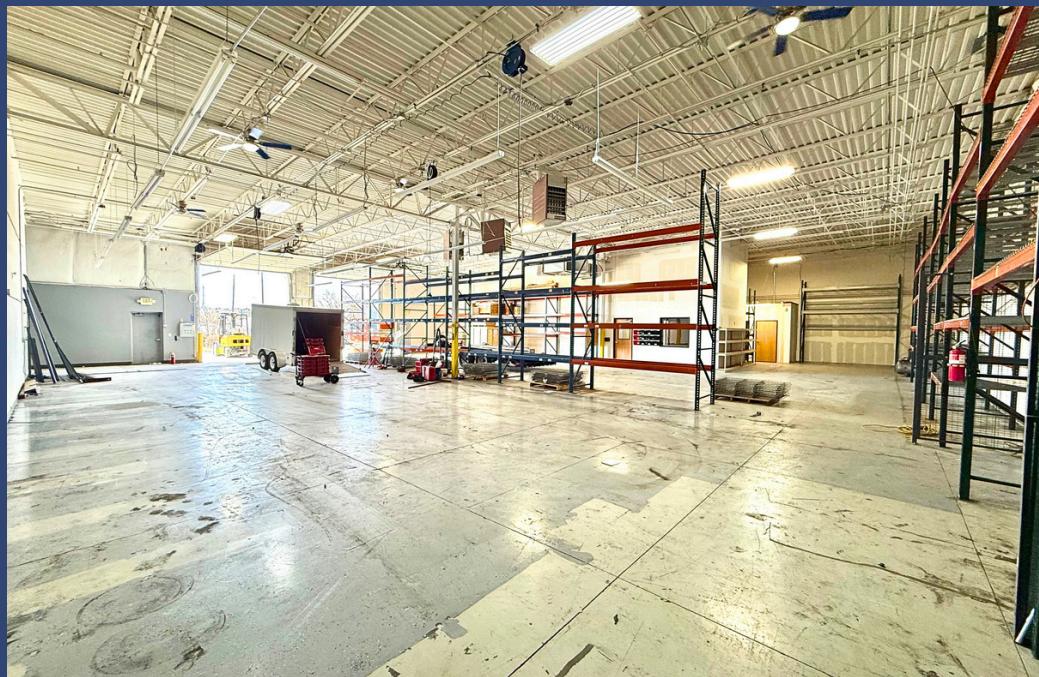
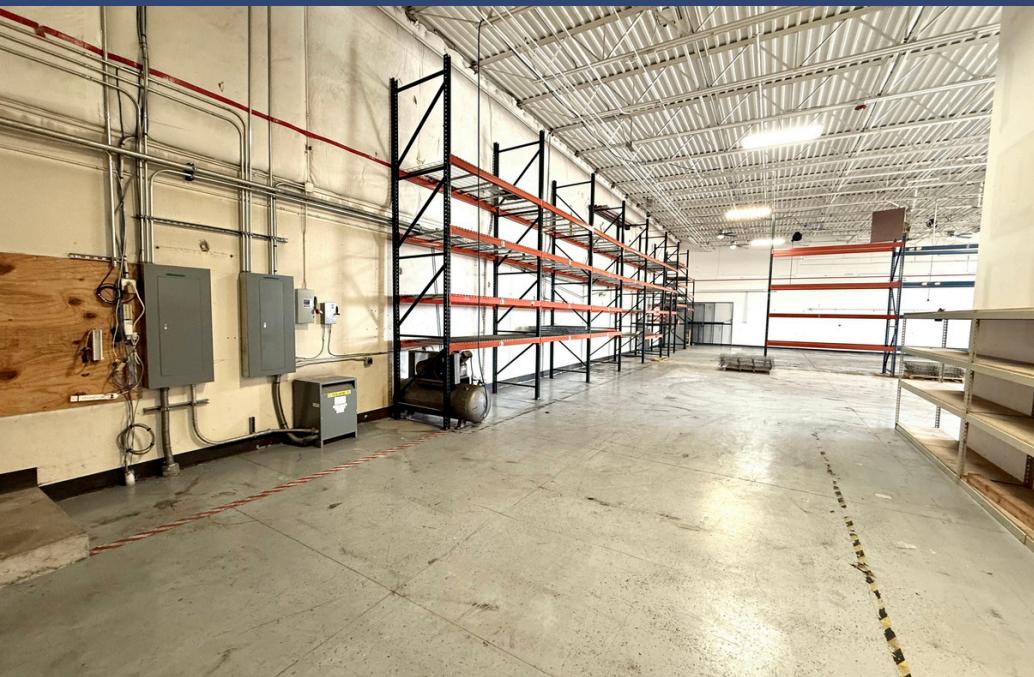
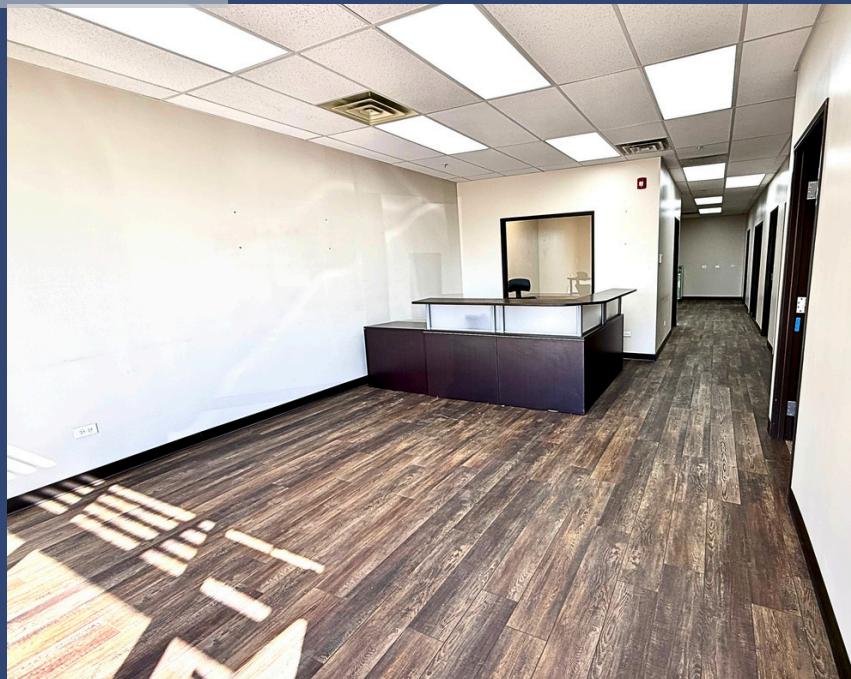


PROPERTY HIGHLIGHTS

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

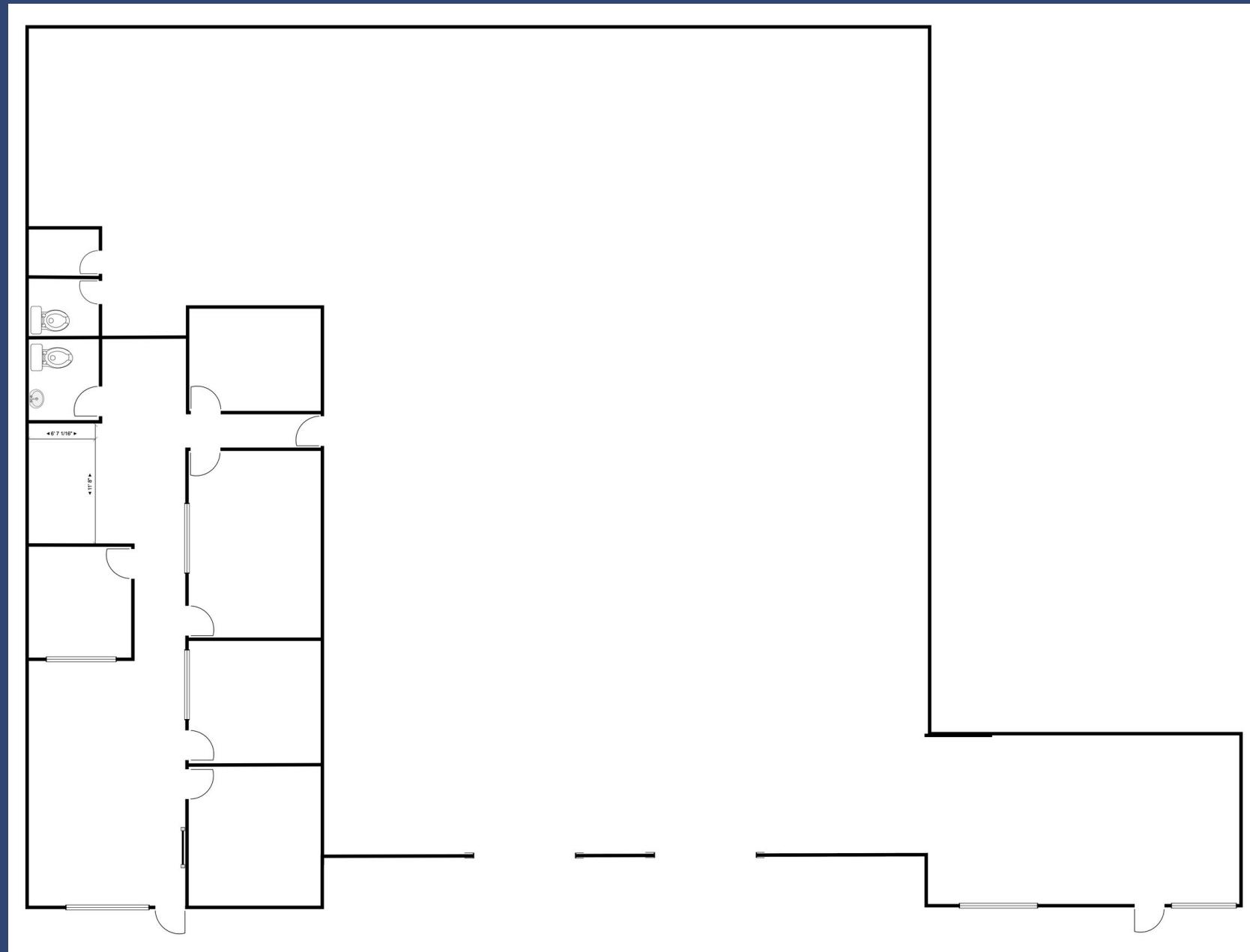
PROPERTY PHOTOS

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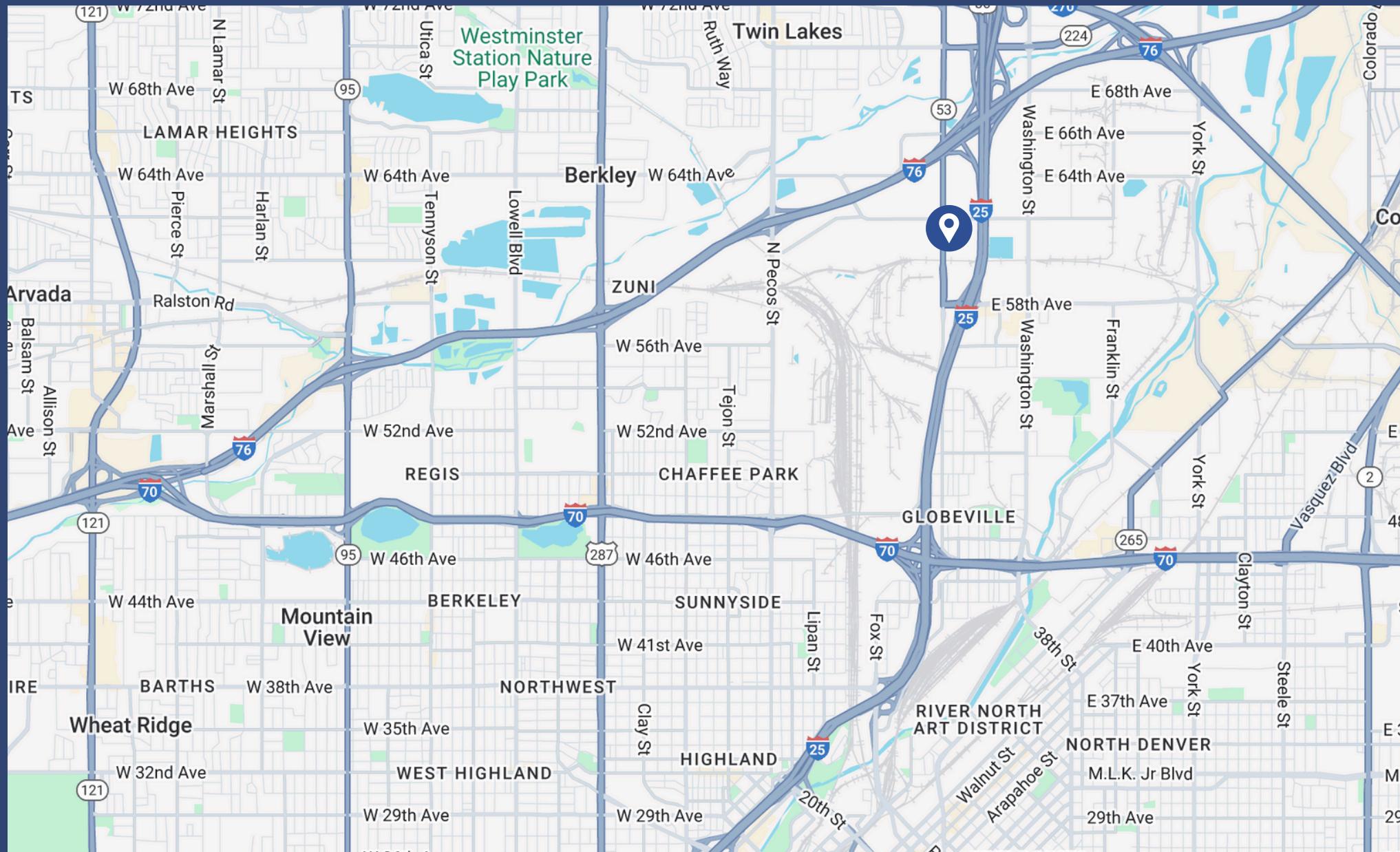
FLOOR PLANS

5405 W 56TH AVE
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LOCATION MAP

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720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | www.DigbyCommercial.com

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