

# Office/Warehouse Space for Sale/Lease



## 5612 Kendall Court

Arvada, CO 80002

### **\$13.50/SF NNN**

Operating Expenses: 7.82/SF (2026)

#### **Size:**

11,700 SF with 1,186 SF  
2nd floor not included in  
the square footage

#### **Office:**

2,500 SF

#### **Ceiling Height:**

16'-22'

#### **Loading:**

Five (5) Drive-Ins (10'x12')

#### **Sale Price:**

\$2,550,000

#### **Power:**

800 Amps/280 V/3-Phase (TBV)

#### **Zoning:**

I-2, Heavy Industrial

#### **Taxes:**

\$61,250 (2026)

#### **Lot:**

0.67 Acres

#### **Parking:**

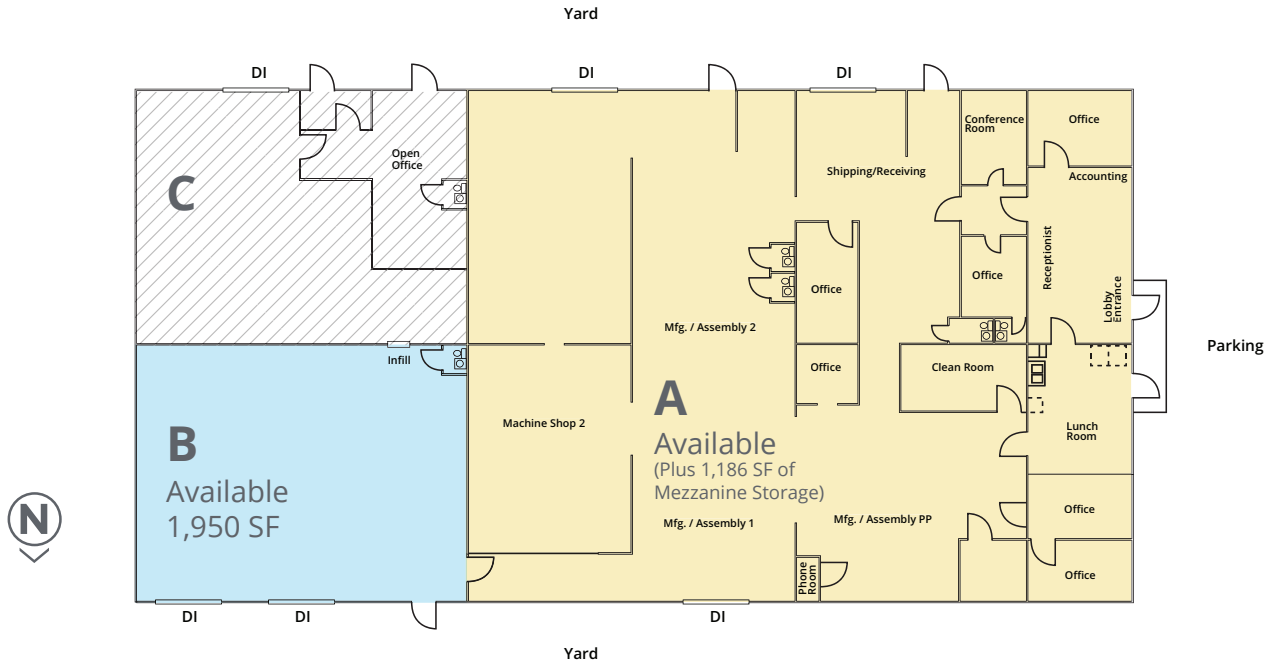
Ten (10) spaces in front  
\*Additional parking in street  
and yard space to the North &  
South of building

### **Building Information**

- › 1,950 - 9,750 SF available for lease
- › Roof is 5-years old with warranty
- › Easy access to I-76 & I-70
- › Drive-through loading doors could be expanded to 14'
- › Six (6) restrooms
- › Heavy power
- › Demises well for multi-tenant configuration
- › 1,186 SF concrete mezzanine
- › NO load-bearing walls in the warehouse, space can be opened up
- › Perfect owner/user building for sale with income in place

5612 Kendall Court  
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4643 S. Ulster St. | Suite 1000  
Denver, CO 80237  
colliers.com/denver  
303 745 5800



**Tim Shay**  
+1 303 283 4594  
tim.shay@colliers.com

**Landen Shay**  
+1 720 833 4631  
landen.shay@colliers.com

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