

**FOR SALE**

**INDUSTRIAL OUTDOOR STORAGE**

**4,105 SF | 2.03 AC | 2,400 SF WAREHOUSE/SHOP | 1,705 SALES OFFICE**



**5605 SHERIDAN BLVD  
ARVADA, CO 80002**

**CBRE**



# PROPERTY OVERVIEW

- 2.03 ACRES
- 4,105 TOTAL BUILDING SF
- 1,705 SF SALES OFFICE
- 2,400 SF WAREHOUSE/SHOP
- STRONG VISIBILITY FROM SHERIDAN
- LIT
- 3 POINTS OF EGRESS
- 4 PARCELS (COMBINED OR SOLD SEPERATELY\*)

\*all 4 parcels can be sold together, or as 1+2 and 3+4



**SALE PRICE: \$3,500,000**

PARCEL 1	
Address	5605 Sheridan Blvd
Size	0.334 Acres
Building Size	1,705 SF (sales office)

PARCEL 2	
Address	5607 Sheridan Blvd
Size	0.216 Acres

PARCEL 3	
Address	5220 W. 56th Ave
Size	0.601 Acres

PARCEL 4	
Address	5350 W. 56th Ave
Size	0.877 Acres
Building Size	2,400 SF (warehouse/ shop)





# LOCATION OVERVIEW



Immediate access to I-76



Strong visibility from Sheridan Blvd



39 Minutes from DIA



23 Minutes from Downtown Denver



45,900 VPD at Sheridan & Ralston Rd intersection



# 5605 SHERIDAN BLVD



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