

Warehouse w/2 Acres of Fenced & Secured Yard for Sublease

# 5920 Lamar Street Bldg #3

Arvada, CO 80003

## Overview

### Premises:

- OUTSIDE STORAGE  
~2 acres of fenced and secure yard space
- WAREHOUSE | +/- 10,000 SF  
Includes small office, restrooms, 6 oversized drive-in doors
- OFFICE SPACE AVAILABLE | 1,000 - 4,000 SF  
Can include up to 12 offices, 2 conference rooms, large training room with AV, parts room with roll-up door

### Rate:

**LOWER PRICE**  
**\$16.00/SF NNN + \$5.00/SF OpEx**

### OpEx:

Contact Broker

### Sublease

September 30, 2027

### Expiration:

Can be extended

### Clear Ht:

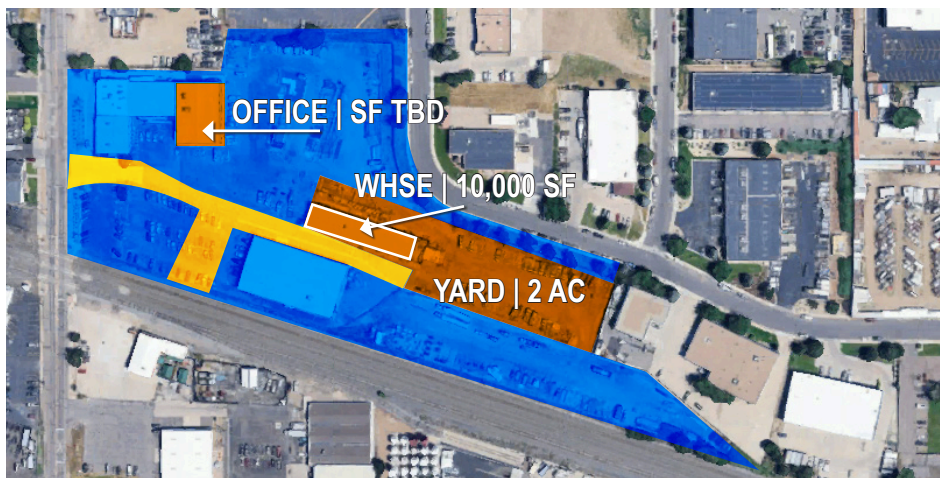
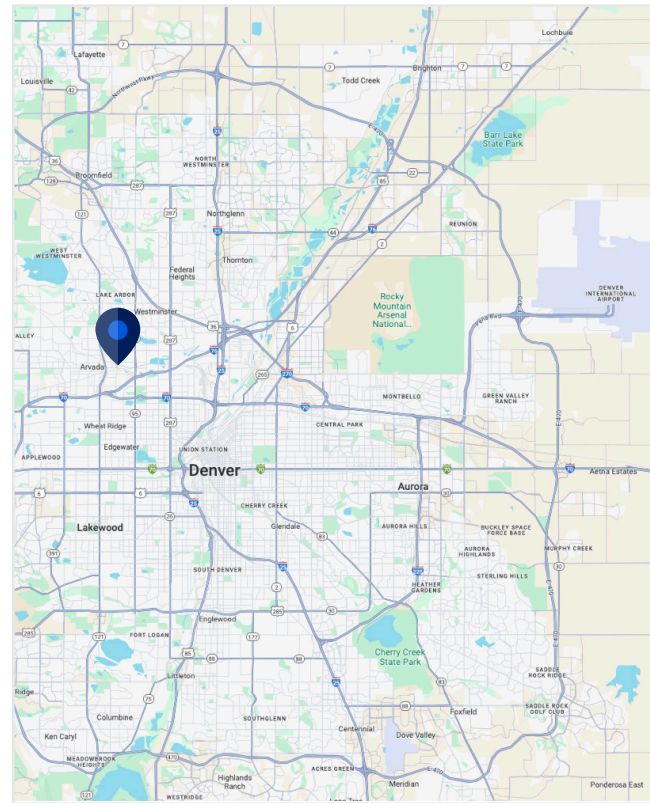
18'

### Power:

To be verified by electrician

### Parking:

32 surface spaces



- Not Available
- Shared Access / Common Areas
- Available For Lease

## For more information:

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Training facility can be shared.