

FOR SALE OR LEASE | 2-10 ACRES (DIVISIBLE)  
Heavy Outside Storage Yard, Fully Fenced & Gated

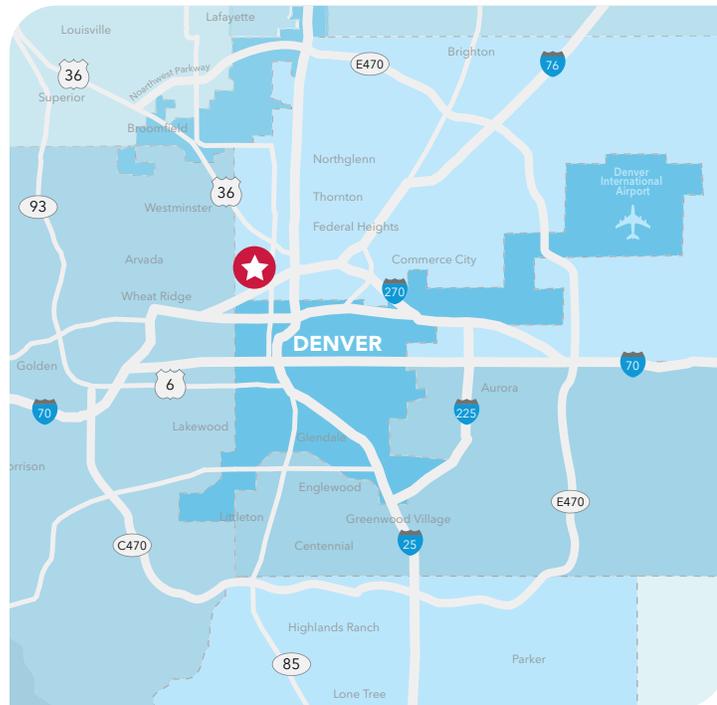
5775 TENNYSON STREET | ARVADA, CO 80002



2 ACRES AVAILABLE IMMEDIATELY

### PROPERTY FEATURES

STRUCTURE	1,176 SF
SITE SIZE	±2-10 Acres (Divisible)
ZONING	I-2 (Unincorporated Adams County)
YARD ATTRIBUTES	Road base, fenced, lit
DATE AVAILABLE	<b>2 Acres Immediately</b> Remainder avail within 30-60 Days
LEASE RATE	Contact Brokers
ESTIMATED NNN	\$478/Acre/Month
FOR SALE	Contact Brokers



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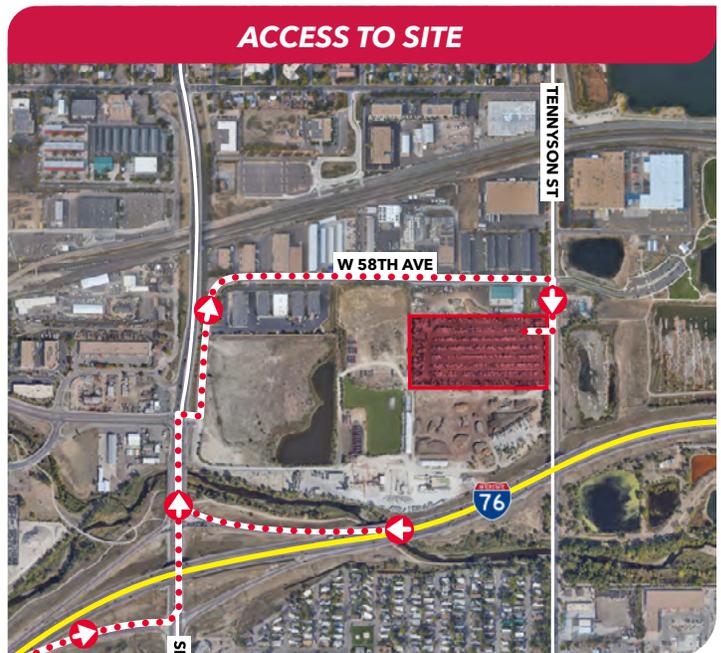


## AERIAL



## HIGHLIGHTS

- Easy access to I-76 via Sheridan Boulevard
- Fully fenced and gated
- 611 Total spaces (varying sizes)
- 10 Acre site with heavy industrial and outside storage
- Gas/electric: Xcel Energy
- Motivated Landlord with competitive rental rates
- Flexible lease terms with short & long term options



FOR MORE INFORMATION CONTACT

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