

PAD Site or Building For Lease

7999 Wadsworth Blvd, Arvada, Colorado 80003

Building for Lease: \$24/NNN

Ground Lease: Contact Broker for Price



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NEAR AREA HIGHLIGHTS

- ▶ Property formerly leased as a Pep Boys
- ▶ Target-anchored center a draw for this property
- ▶ Arvada is a city catering to those who like food and fun

PROPERTY INFORMATION

Lease:	\$24 + NNN
Ground Lease	Contact Broker for Price
SF Land	19,036 sf (0.44 acres)
SF Building	4,889 sf
Drive-In / Roll-up Doors	4 doors: <ul style="list-style-type: none">(2) 14 w x 10 h(1) 10 w x 10 h(1) 10 w x 12 h
Sprinkled	Not sprinkled
Electrical	225 amps, 240 volts, 3 phase, 4 wire
Ceiling Height	10'5" – 21'8"
Zoning	MX-U (Mixed Use Urban)
Number of levels	2 - 2nd level decking (storage, breakroom) Main level (work area)
Comments	Hard intersection Located in Target-anchored center



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