



5600 W 13th Avenue
Lakewood, CO 80214

Property Overview

- Located adjacent to a fully entitled, high-density multifamily development project.
- Excellent Owner-User potential for immediate light warehouse use or redevelopment.
- Potential for Warehousing, Retail, Residential, Contractor Shop, Animal Care, Community Center & more.
- Close proximity to the light rail Sheridan Station, residential and retail off of W. Colfax & Sheridan.
- Lakewood M-R-U zoning allows for a building height of up to 60 ft..
- 7,735 SF Warehouse & 2,886 SF Office.
- Light industrial warehouse is currently a grandfathered use with the City of Lakewood (*TBV).

*TBV: To Be Verified

Building Size:	10,021 SF
Lot Size:	0.254 Acres
Year Built:	1964
Loading:	2 Docks & a 9'w x 10'h Drive-In
Zoning:	Lakewood, M-R-U
Restrooms:	3
Clearance:	17 ft. Top Floor
Property Taxes:	\$20,964.46 (2024)
Power:	200 Amps (*TBV), Single Phase

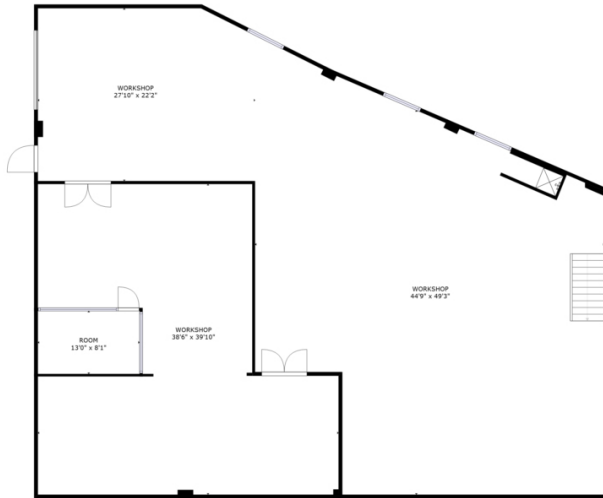
For Sale: \$1,850,000 (\$184.61/sf)
For Lease: \$10.00/SF NNN

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

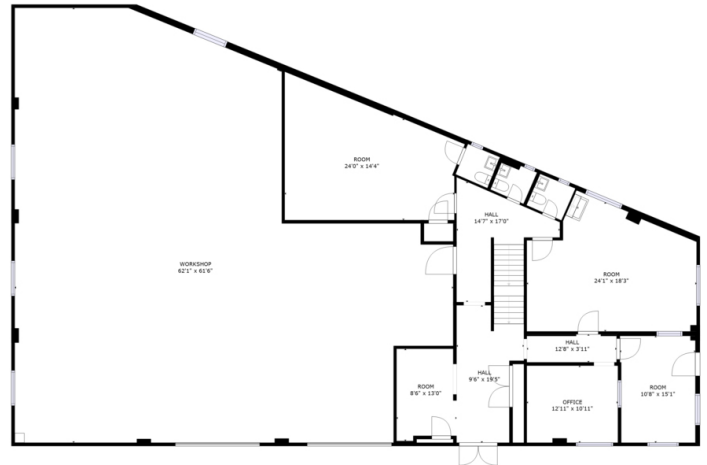
For more information:

Shane Robson
 512 450 8203
shane@malmancree.com





FLOOR 1 - 3893 SQ FT



FLOOR 2 - 4622 SQ FT



FLOOR 3 - 1311 SQ FT

Demographics	1 Mile	3 Miles
Population	23,190	166,520
Households	10,391	71,583
Median Age	35.90	36.40
Median HHI	\$49,559	\$70,772
Daytime Employees	6,870	81,346
Population Growth '24 - '29	↑ 1.47%	↑ 0.50%
Household Growth '24 - '29	↑ 1.49%	↑ 0.54%

For more information:



Shane Robson

512 450 8203

shane@malmancre.com