



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

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

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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

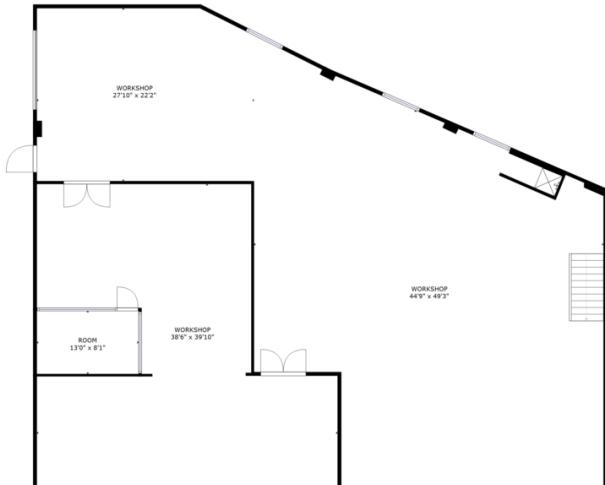
For more information:

Shane Robson

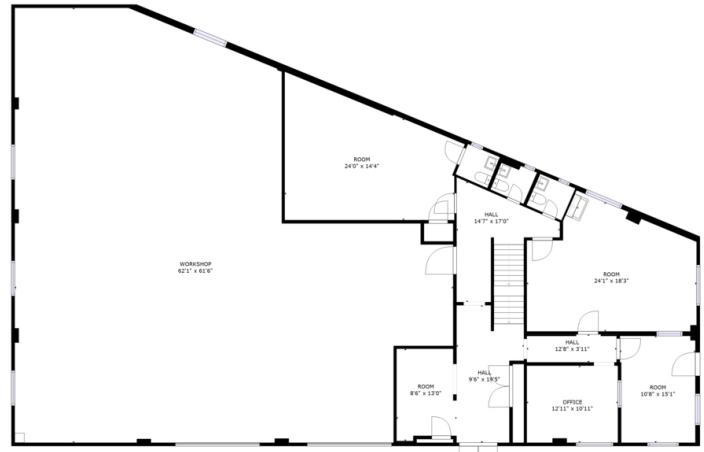
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FLOOR 1 - 3893 SQ FT



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%

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