



**ARVADA CLASS A
WAREHOUSE SPACE**

5610 WARD RD

ARVADA, CO

Property Features

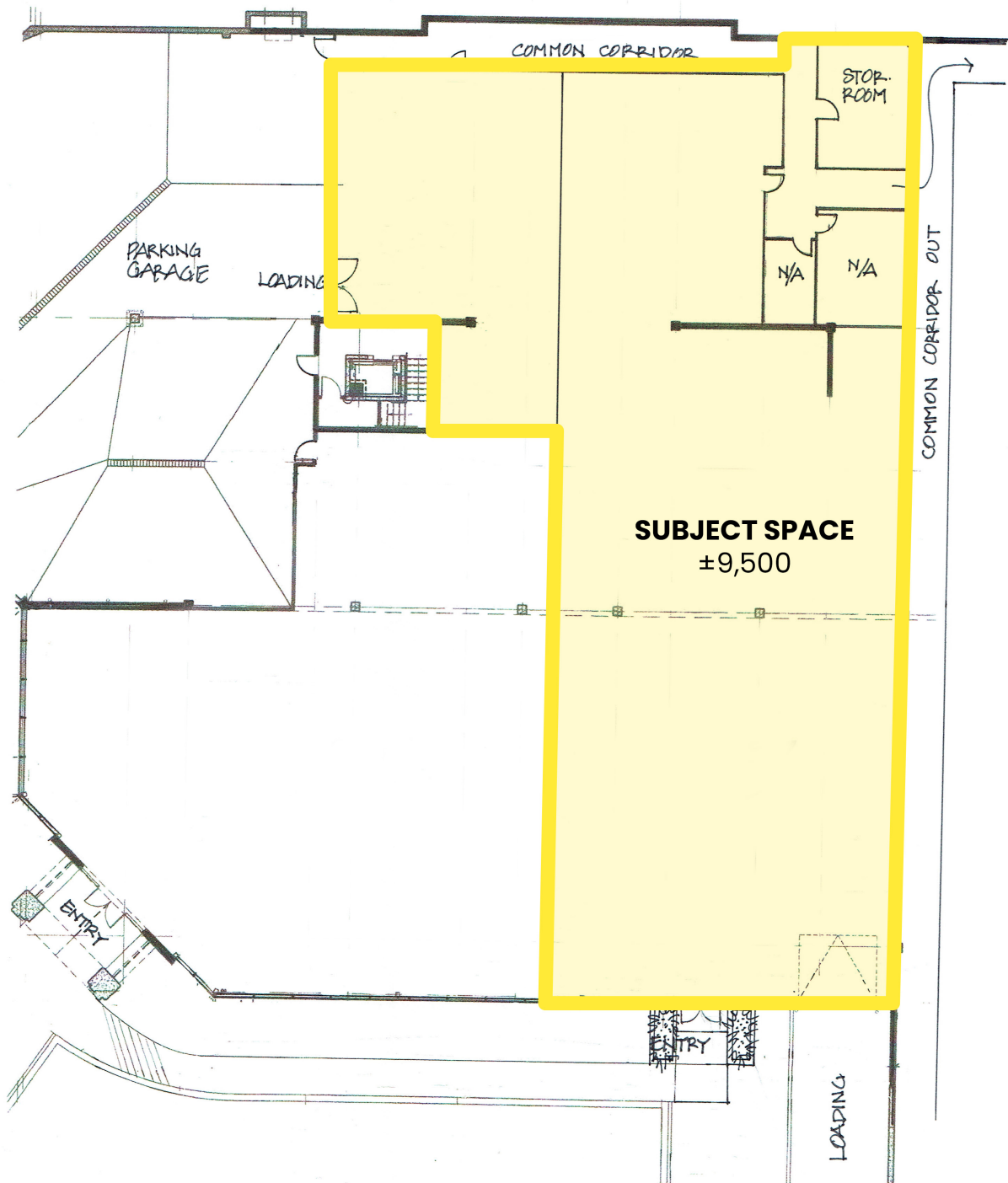
- Class A Flex/Industrial Space Available Immediately
- Open Floorplan & High Ceilings
- One (1) Drive-in Ramped Door
- High Image Office Park Setting
- Landlord willing to buildout Space to Tenant Needs

Property Summary

| | |
|------------------------|------------------|
| Unit Size: | 9,500 SF |
| Lease Rate: | \$16/SF NNN |
| NNN Est: | \$9.50/SF |
| Loading: | 1 Drive In Ramp |
| Ceiling Height: | 14'-16' |
| Office SF: | Built As Needed |
| Parking: | 3.0/1,000 SF |
| Sprinklered | Yes |
| Power: | 400 Amp, 3-Phase |

For more information:

5610 WARD RD FLOORPLAN



5610 WARD RD ARVADA, CO



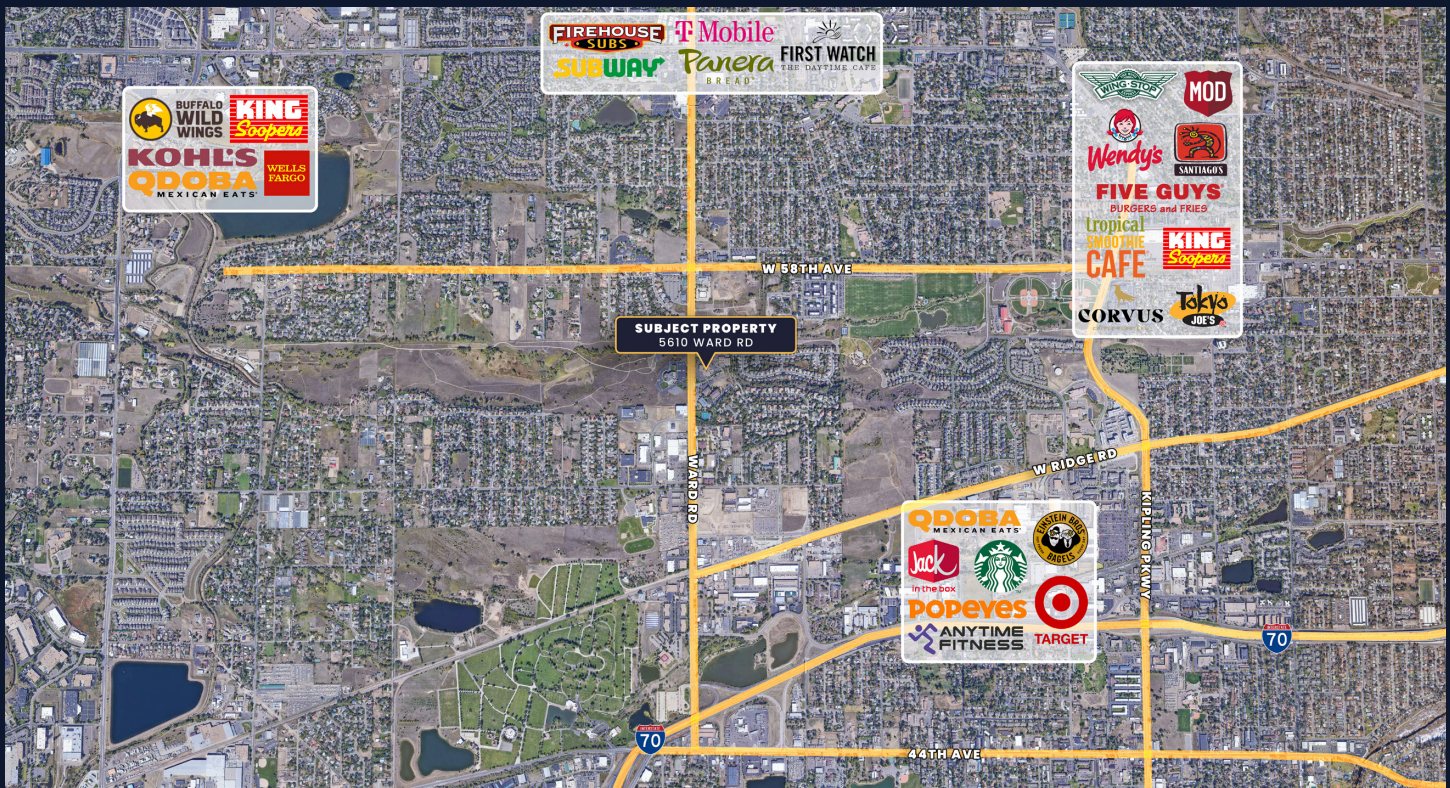
5610 WARD RD

ARVADA, CO

Unique Properties

400 S Broadway | Denver, CO 80209

303.321.5888 | UNIQUEPROP.COM



For more information:



Brett MacDougall

Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

Vice President

303.512.1194

mdesantis@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.