

# Industrial for Lease



5609 Newland Way, Arvada, CO 80002

**Building Size:** 18,000 SF

**Available:** 1,500 SF

**Office:** 120 SF

**Site Size:** 1.42 acres

**Year of Construction:** 1961

**Loading:** Two (2) Drive-in doors

**Clear Height:** 12'

**Power:** 3-phase

**Zoning:** IL-Industrial Light

**County:** Jefferson

**Lease Rate:** \$15.60/SF Gross (\$1,950/month)

## Highlights:

- Industrial gross lease. Landlord pays taxes and insurance
- Numerous amenities located in the immediate area including Olde Town Arvada
- Two (2) drive-in loading doors with small office, restroom and is separately metered for gas and electric
- Access via Wadsworth Boulevard and 56th Avenue with close proximity to I-76 & I-70



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