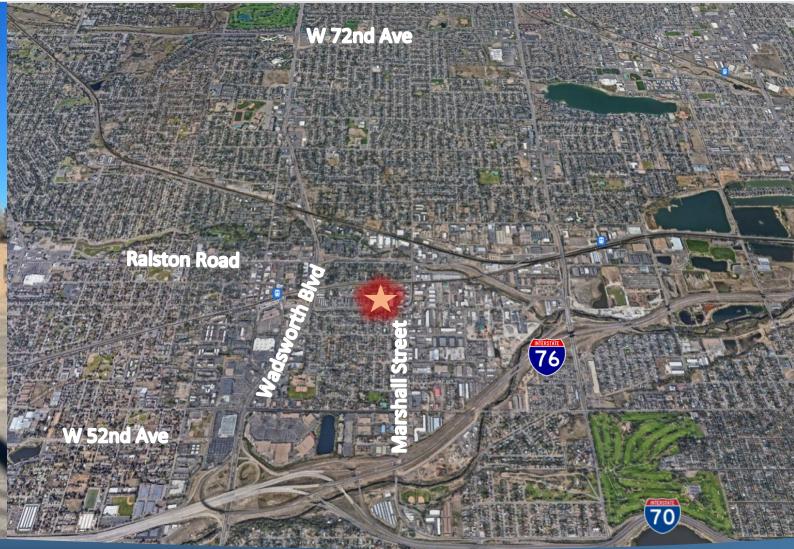


Industrial for Lease



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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