



SMALL BAY INDUSTRIAL SPACE FOR LEASE
SUITE SIZES RANGING FROM 2,500 SF TO 10,000 SF

5540 GRAY ST
 ARVADA, CO 80002

Property Features

Lease Rate \$14.50 / SF + NNN

NNN Estimate \$4.65 / SF

Available September 1, 2024

Suite SF
 5540 - 1: 5,000 SF
 5540 - 2: 5,000 SF
 5540 - 1 and 2: 10,000 SF (can be combined)
 5564: 2,500 SF

Clear Height 16 ft

Loading Dock-High and Drive-in

Zoning I-2 (Jefferson County)

PROPERTY SUMMARY

- Hard to find small bay industrial space off Sheridan & Ralston Road
- Dock and Drive-In loading
- Newly renovated building with new facade and asphalt
- Easy access to all major thoroughfares

TOTAL MONTHLY COSTS (INCLUDES NNNs)

- 2,500 SF: \$3,990 + utilities
- 5,000 SF: \$7,980 + utilities
- 10,000 SF: \$15,960 + utilities

Property Zoning | Click to View

<https://www.jeffco.us/DocumentCenter/View/2469/Section-27-Industrial-District-PDF>

For more information:



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Vice President

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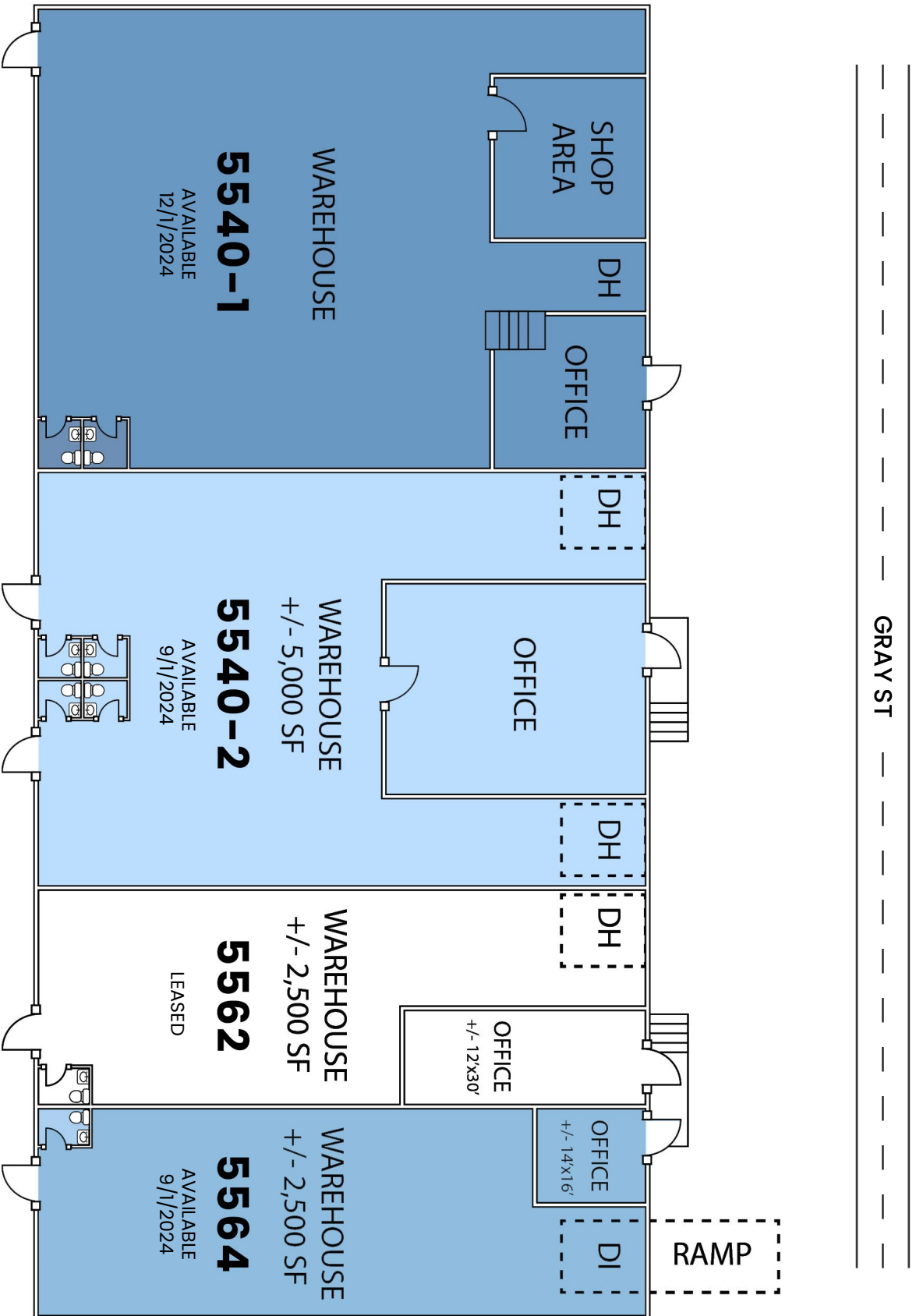
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Vice President

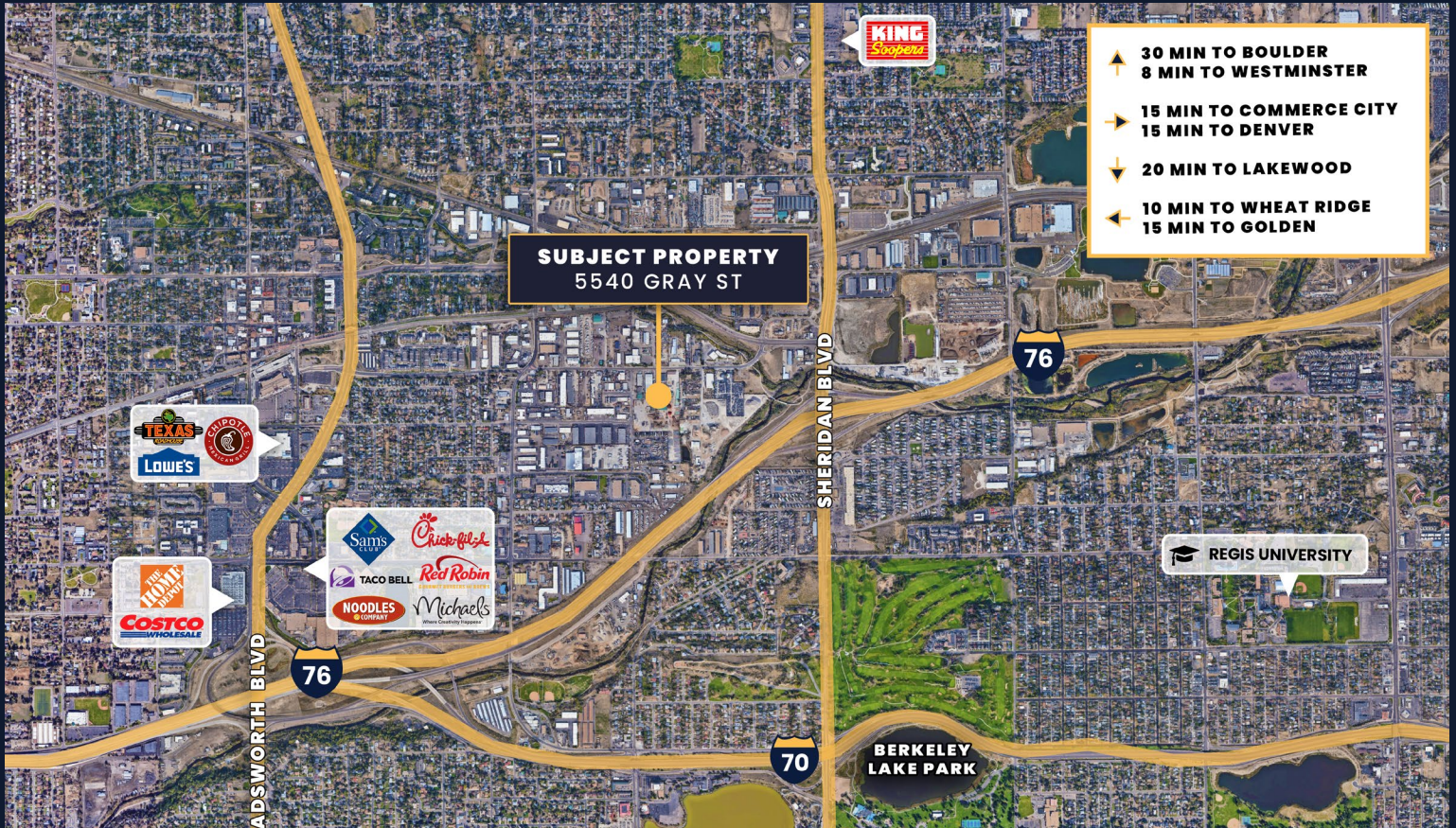
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