

# Office/Warehouse Space for Sale/Lease



## 5612 Kendall Court

Arvada, CO 80002

### **\$14.00/SF NNN**

Operating Expenses: \$6.75/SF (2025)

#### **Size:**

11,700 SF with 1,186 SF  
2nd floor not included in  
the square footage

#### **Office:**

2,000 SF

#### **Ceiling Height:**

16'-22'

#### **Loading:**

Five (5) Drive-Ins (10'x12')  
14' doors possible

#### **Sale Price:**

\$2,550,000

#### **Power:**

800 Amps/280 V/3-Phase (TBV)

#### **Zoning:**

I-2, Heavy Industrial

#### **Taxes:**

\$49,657.92 (2022)

#### **Lot:**

0.67 Acres

#### **Parking:**

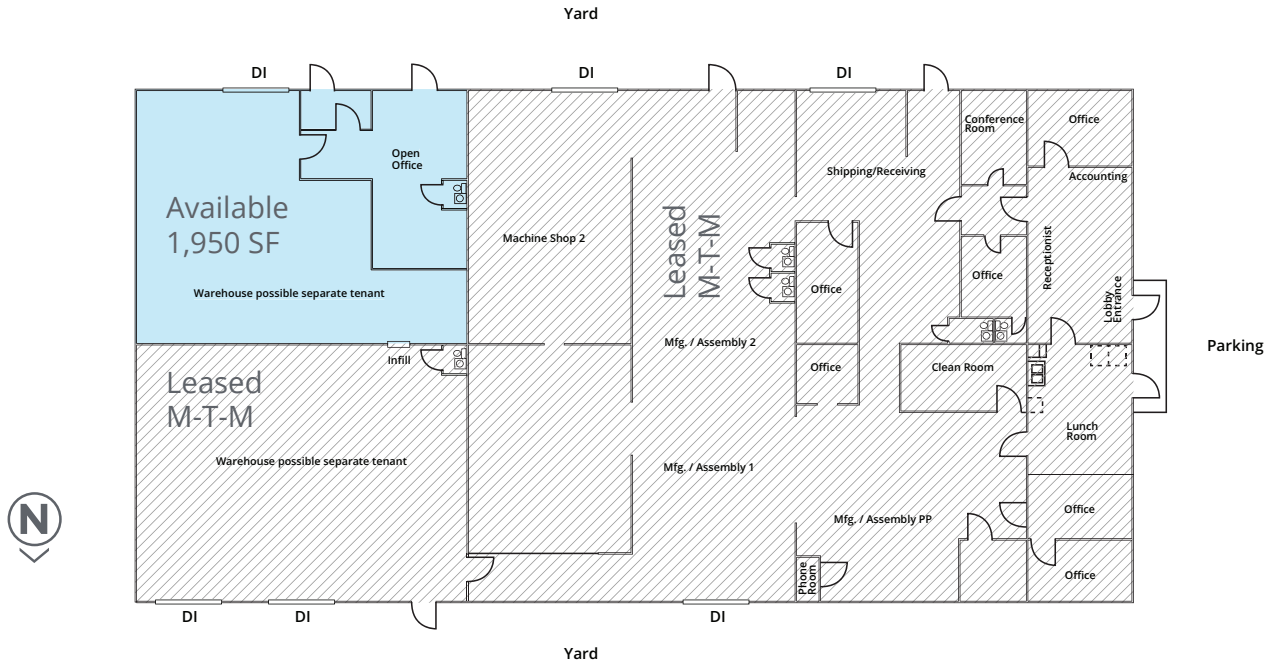
Ten (10) spaces in front  
\*Additional parking in street  
and yard space to the North &  
South of building

### **Building Information**

- > 1,950 SF available for lease
- > Roof is 5-years old with warranty
- > Easy access to I-76 & I-70
- > Drive-through loading doors could be expanded to 14'
- > Six (6) restrooms
- > Heavy power
- > Demises well for multi-tenant configuration
- > 1,186 SF concrete mezzanine
- > NO load-bearing walls in the warehouse, space can be opened up

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