

# Industrial-Flex Condominium

5535 W 56TH AVENUE | ARVADA, CO 80002



AVAILABLE FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- Well-maintained warehouse and office
- Proximity to I-70, I-25, and I-76 allows for easy highway access
- Four units could be separated allowing for potential breakup strategy or multi-tenant use
- In-place condo association manages all common area maintenance
- Flexible zoning allows for a variety of uses
- Built in 2007 allowing for little to no deferred maintenance

## PROPERTY DETAILS

PRICE	\$1,800,000
LEASE RATE	\$16.00/SF
TOTAL BUILDING SIZE	7,168 SF
WAREHOUSE SIZE	4,161 SF
OFFICE SIZE	3,007 SF
ROLL-UP DOORS	Two 12' x 12'
CLEAR HEIGHT	18'
SPRINKLERS	Yes
YEAR BUILT	2007
ZONING	Light Industrial (IL)

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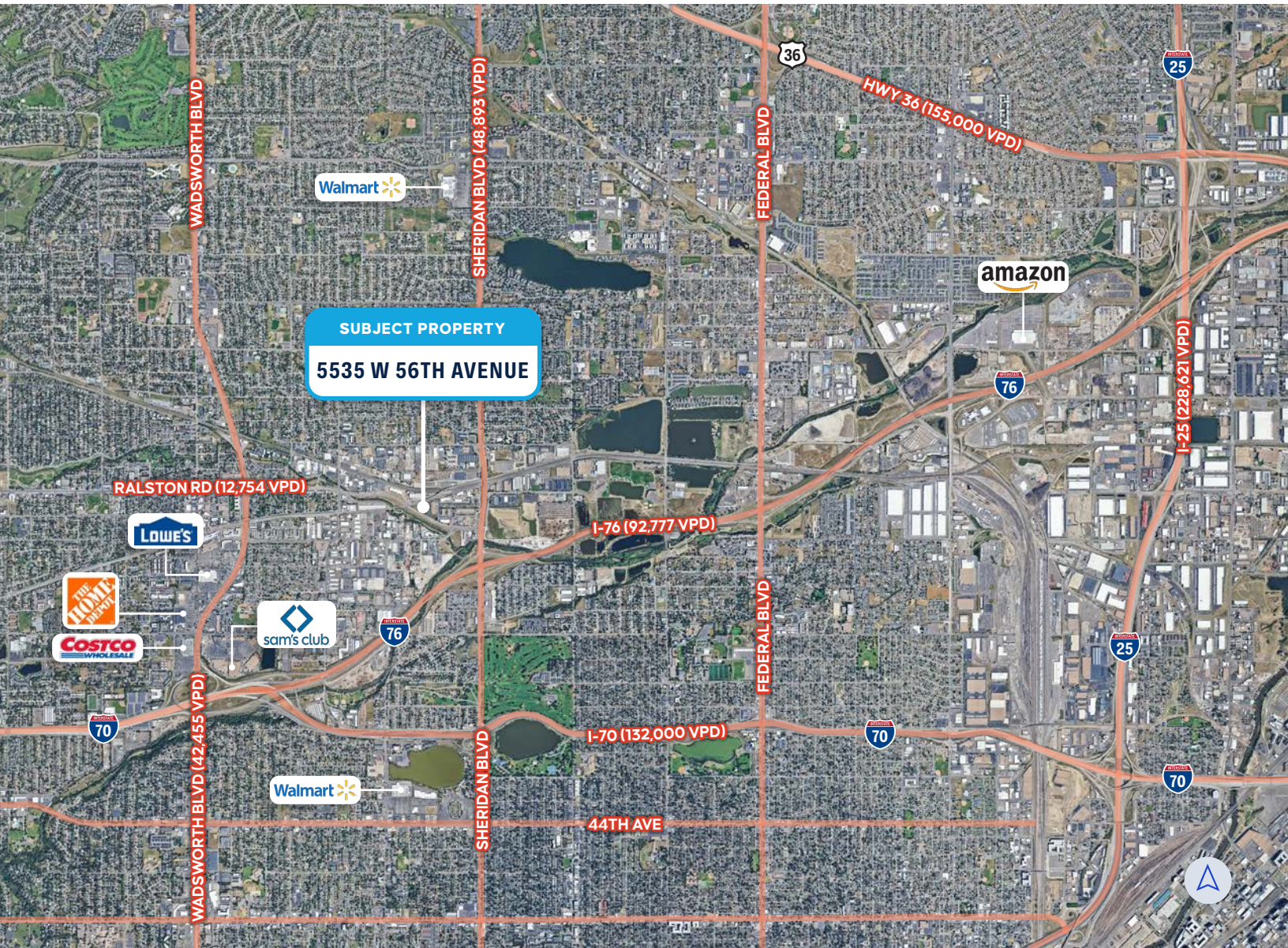
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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,062	135,184	382,008
AVG HH INCOME	\$88,480	\$100,292	\$104,216
HOUSEHOLDS	4,450	56,630	165,284
BUSINESSES	728	7,452	23,031

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## Site Plan



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BROKER DISCLOSURE

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All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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