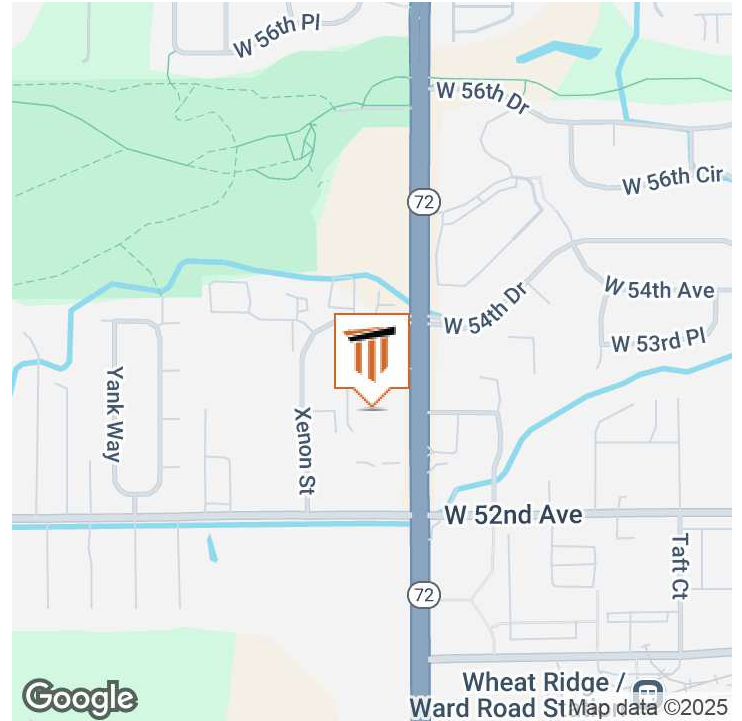


5293 WARD RD UNIT 4

Arvada, CO 80002



OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
NNNs:	(Approx.) \$5.27/SF
Building Size:	6,035 SF
Clear Height:	14' - 18'
HOA:	\$386/mo (Included in NNNs)
Available SF:	6,035 SF
Utilities:	Gas & Electric
Year Built:	1978
Zoning:	PD

PROPERTY OVERVIEW

6,035 SF light industrial condo offers excellent functionality and features: (2) 12' x 12' drive-in doors—one providing direct access to the parking lot and the other leading to a shared common area. The space includes a small office area, two private restrooms, a floor drain, an exhaust hood, and a fully sprinklered system for fire safety. Ideal for light industrial, manufacturing, or distribution users. With easy access to I-70 (Approximately 1 mile).

PROPERTY HIGHLIGHTS

(2) 12' X 12' DRIVE-IN DOORS

SMALL OFFICE AREA

(2) RESTROOMS

FLOOR DRAIN

SPRINKLERED

EASY ACCESS TO I-70

FOR MORE INFORMATION, PLEASE CONTACT:

AUSTIN RICKARD

Associate Broker

O: 303.403.1333 | C:303.521.3357

Austin@MarcumCommercial.com

SCOTT A. MARCUM

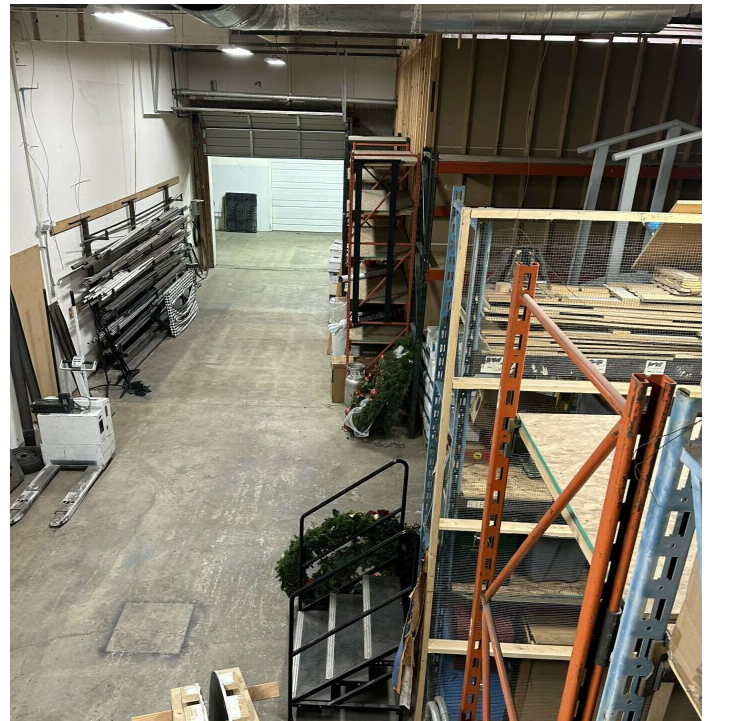
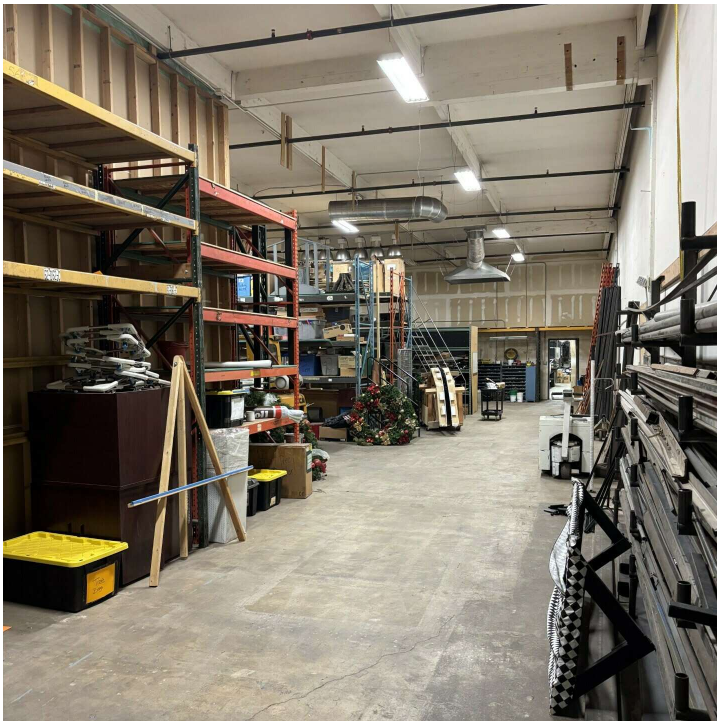
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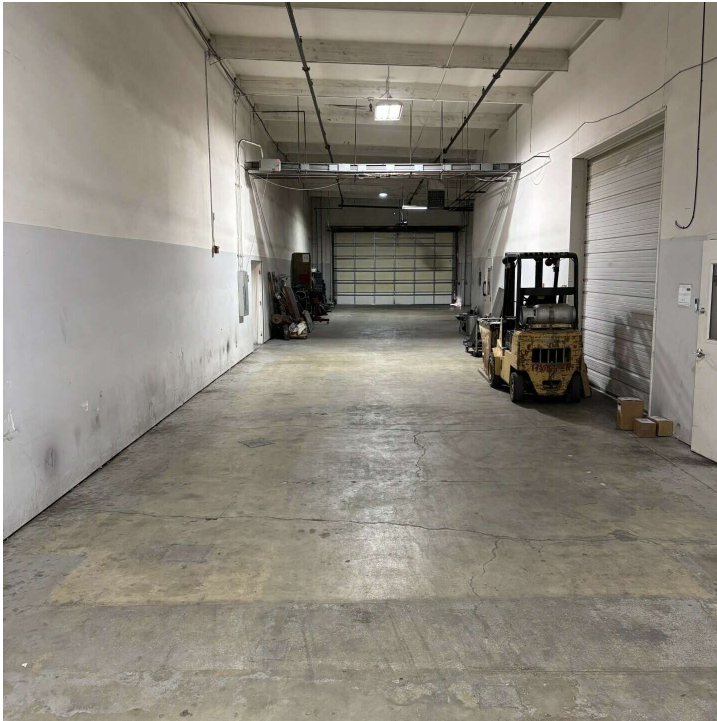
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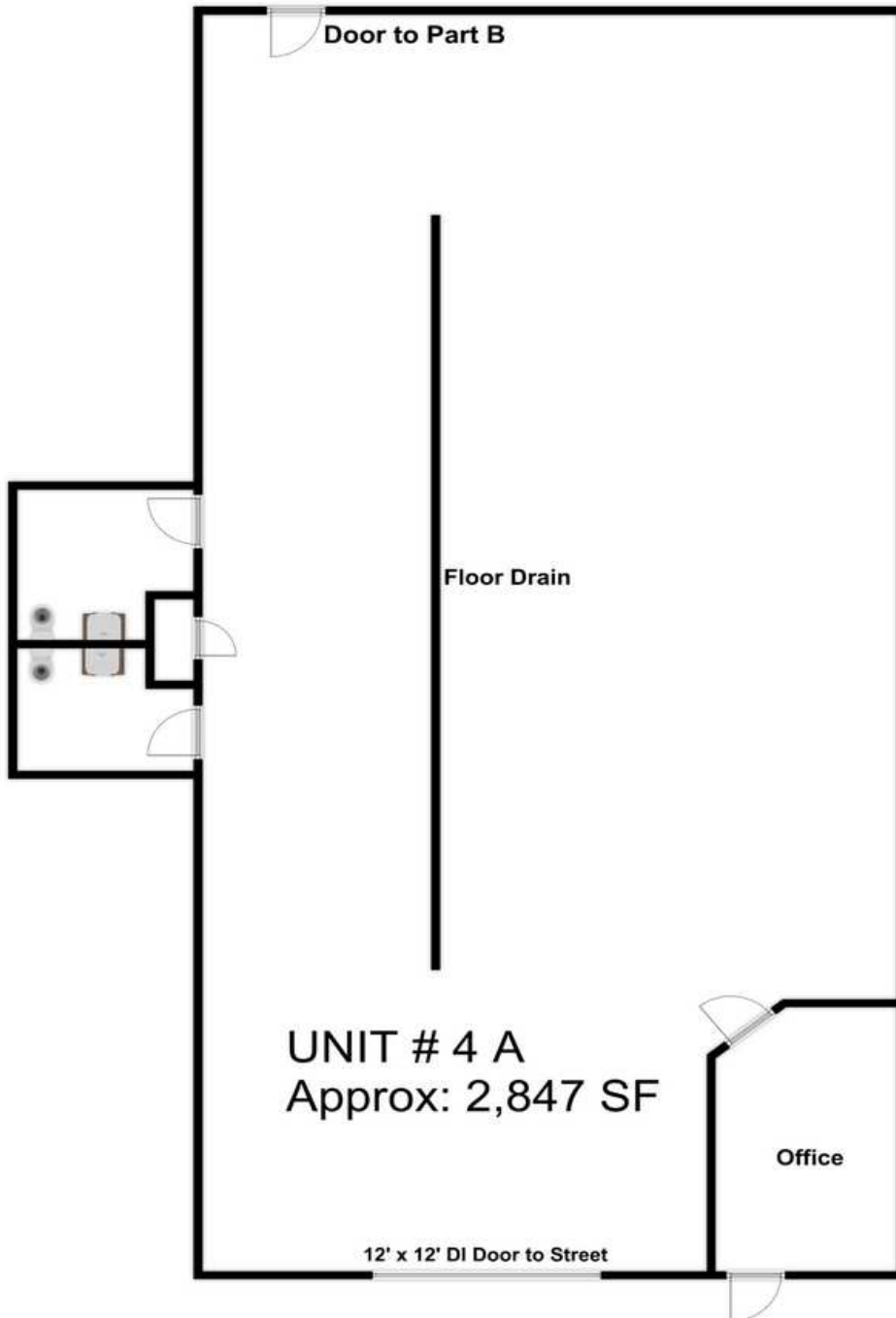
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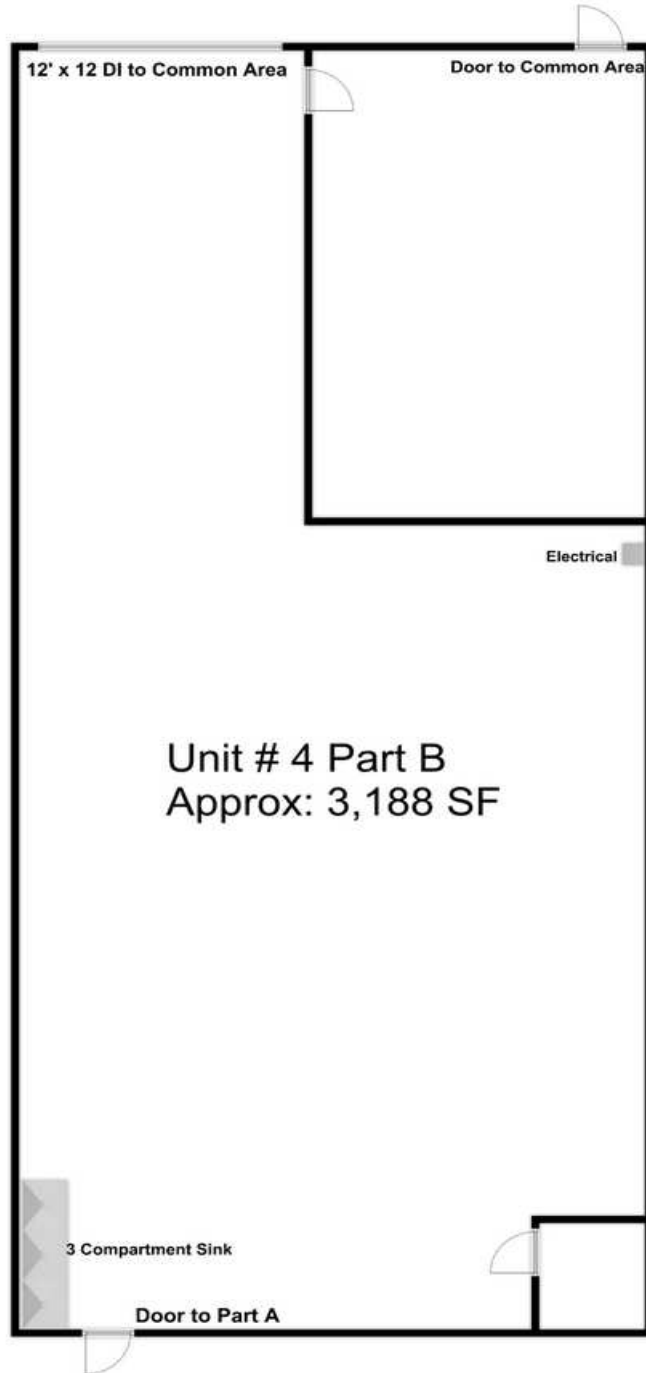
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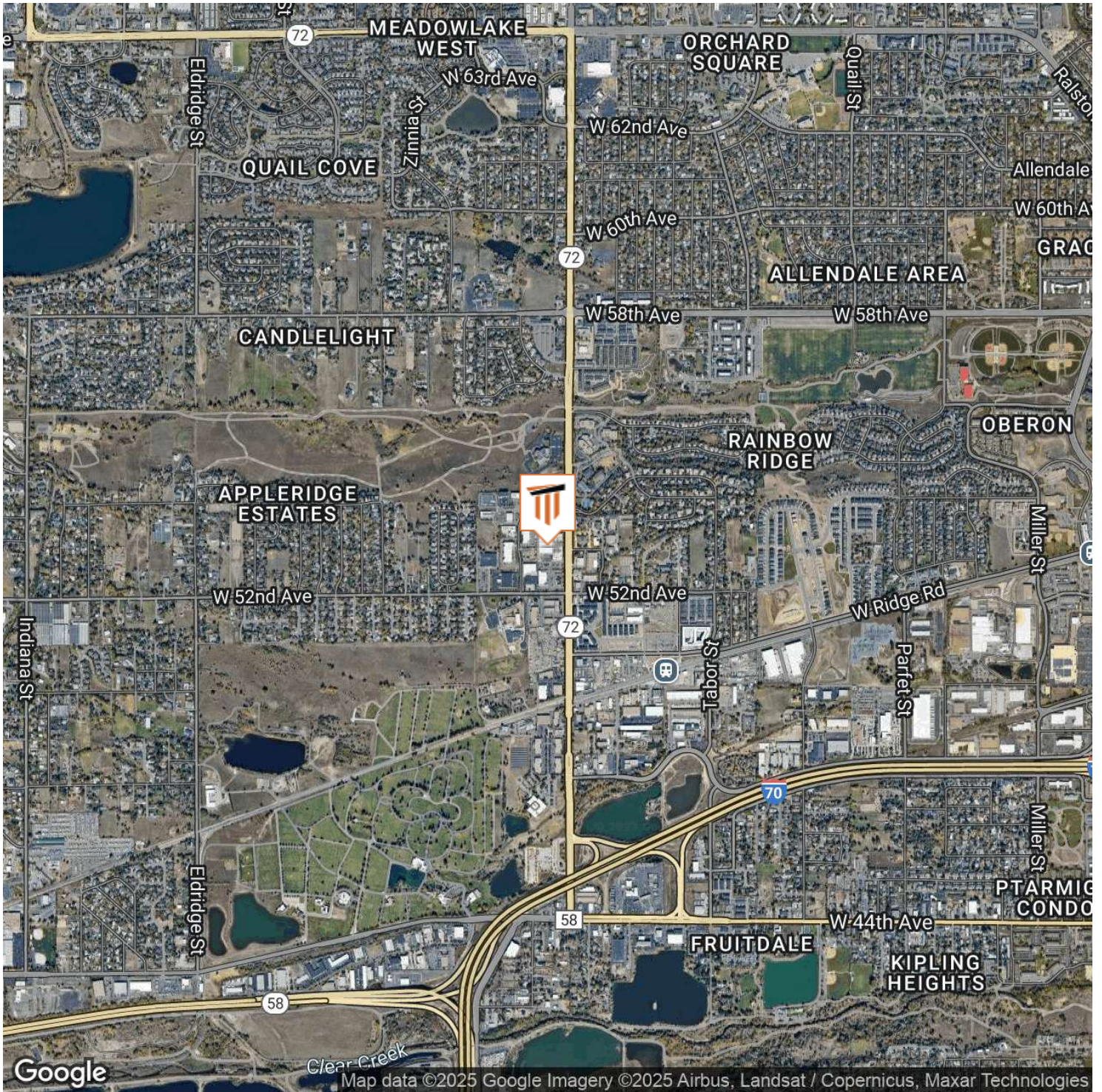
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