

FOR LEASE

Industrial Multi-Tenant Warehouse

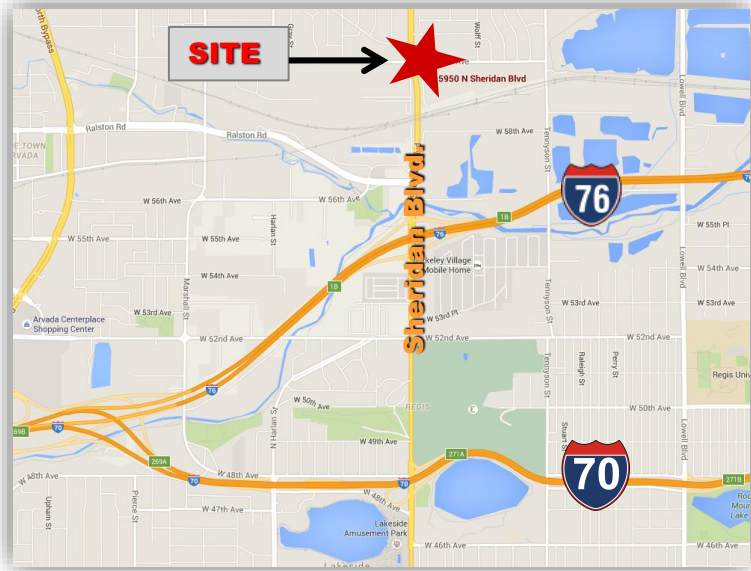
**NEW SHERIDAN STATION LIGHT
RAIL NEXT DOOR**



- Individually metered for gas & electric
- Easy access to I-70 & I-76
- Great visibility from Sheridan Blvd.
- Monument signage
- Drive around building
- Private, paved parking lot
- Next to the new Sheridan Station Light Rail
- Affordable rates

5950 – 5972 Sheridan Blvd. Arvada, CO

Building Size:	17,200 SF
Site:	1.23 AC
Zoning:	I-1
Year:	1969
Power:	150-200A/115-220V/1p* (per unit, power to be verified)
Available Units:	5972 – 820 SF - \$995/month modified gross 5968 – 1,225 SF - \$1,325/month modified gross
Loading:	Grade level



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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W 60th Ave

Sheridan Blvd

Zenobia St

Workshops @ Sheridan Station
5950-5972 Sheridan Blvd.
Leased & Managed by 303-892-0117

AAA Window Tint, LLC	Design Motivations, LLC
CSI, Inc.	The Lab
S Star Electric	Sterlings Customs
PHOTO BANG!	Foxy Design

UNIT	SIZE (SF)	RATE	STATUS
5950 – 5952	1,858		LEASED
5954	2,275		LEASED
5956	2,300		LEASED
5958	1,225		LEASED
5960	1,230		LEASED
5962	1,220		LEASED
5964	2,622		LEASED
5966	1,220		LEASED
5968	1,225	\$1,325	AVAILABLE
5970	1,205		LEASED
5972	820	\$995	AVAILABLE



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