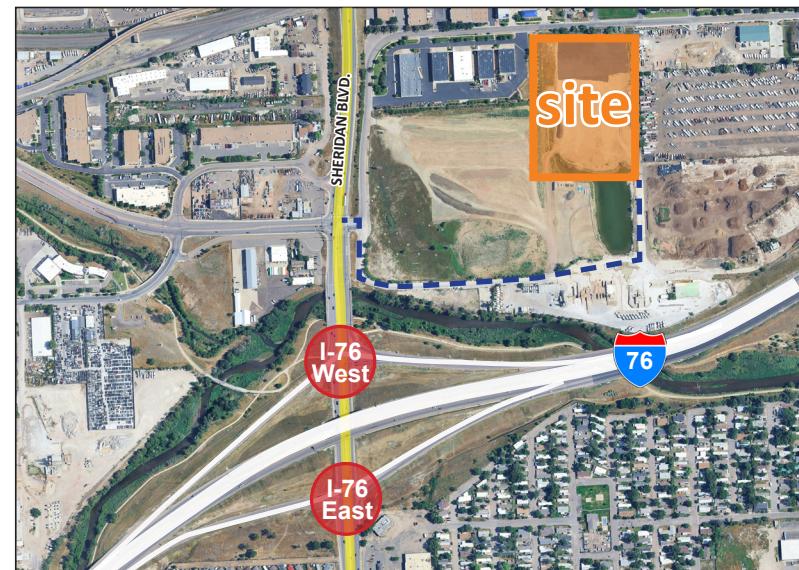




LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

INDUSTRIAL YARD / "IOS" FOR LEASE

5590 Sheridan Blvd.
Arvada, CO 80002



PROPERTY FEATURES:

Site Size: 3 AC

Zoned: I-2

Fenced: Possible

Lease Rate: \$5,000/AC NNN

Taxes: \$12,574.02 (2023)

- Great access to I-76, I-270 and Sheridan Blvd.
- Zoned for outside storage
- Road base covering
- Long/Short term possible

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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