



Industrial Building For Sale or Lease

5540 - 5550 Marshall Street
Arvada, Colorado 80002

Building Highlights

- 2017/2018 New Roof
- CenturyLink Fiber
- Full HVAC in Warehouse
- LED Lights
- Two (2) Additional Sheds
- Brand New Office Carpet and Paint
- Potential Yard Area

Building Information

Total Property Size:	7,999 SF
5550 Marshall St.:	5,432 SF (Office)
5540 Marshall St.:	2,567 SF (Warehouse)
Site Size:	0.54 AC
Zoning:	I-3 (City of Arvada)
Built:	1976 & 1980
Clear Height:	11.5'
Loading:	Two (2) Drive-Ins (10'x10')
Lease Rate:	\$14.00/SF NNN
Sale Price:	\$1,995,000.00
Property Taxes:	\$15,226.84
Power:	3-Phase (TBV)
Enterprise Zone:	Yes, Jefferson County

Tim Shay

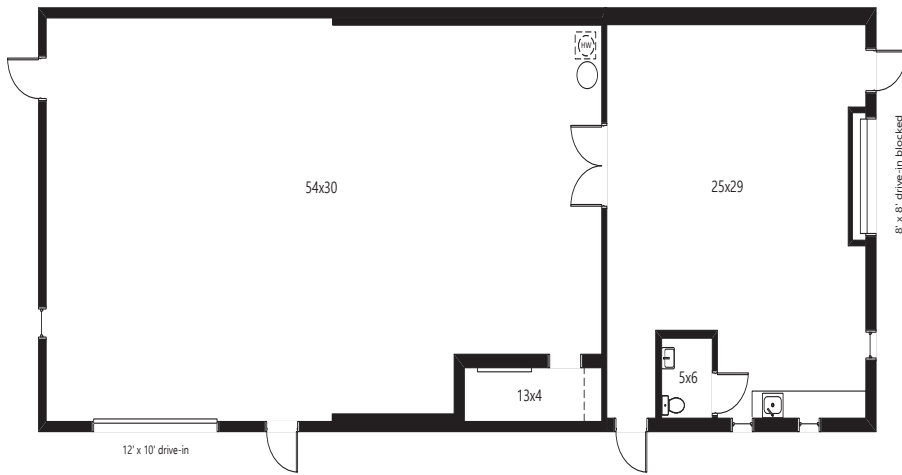
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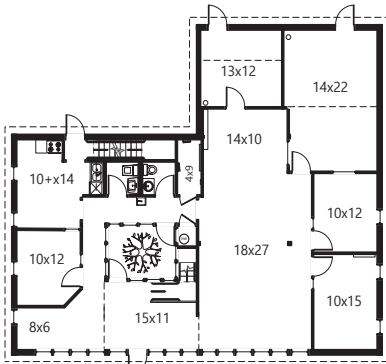
Accelerating success.

For Sale or Lease

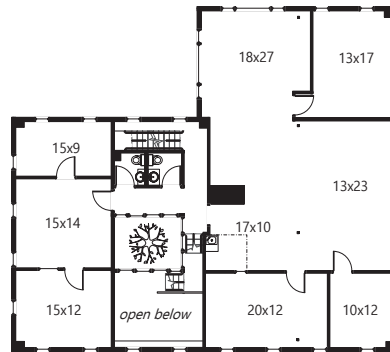
5540 Marshall St.
2,567 SF



5550 Marshall St.
5,432 SF



FIRST LEVEL
approx. 2,606 sq. ft.



SECOND LEVEL
approx. 2,826 sq. ft.

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