

8041 N. I-70 FRONTAGE ROAD, ARVADA, COLORADO 80002
7,620 - 34,636 SF (DIVISIBLE)

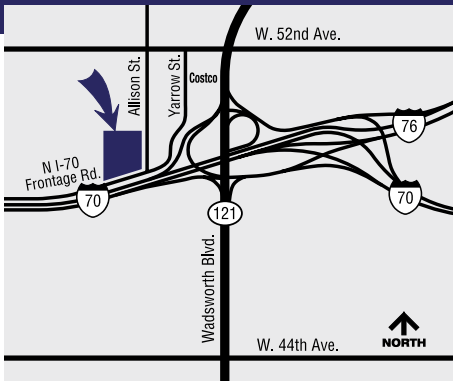


AVAILABLE Q1 2026



34,636 SF FREESTANDING BUILDING WITH SECURED YARD: **FOR LEASE**

Great I-70 visibility and access to Wadsworth and Kipling. Within walking distance of convenient services including restaurants and retail shopping. Building and highway signage available.



PROPERTY FEATURES

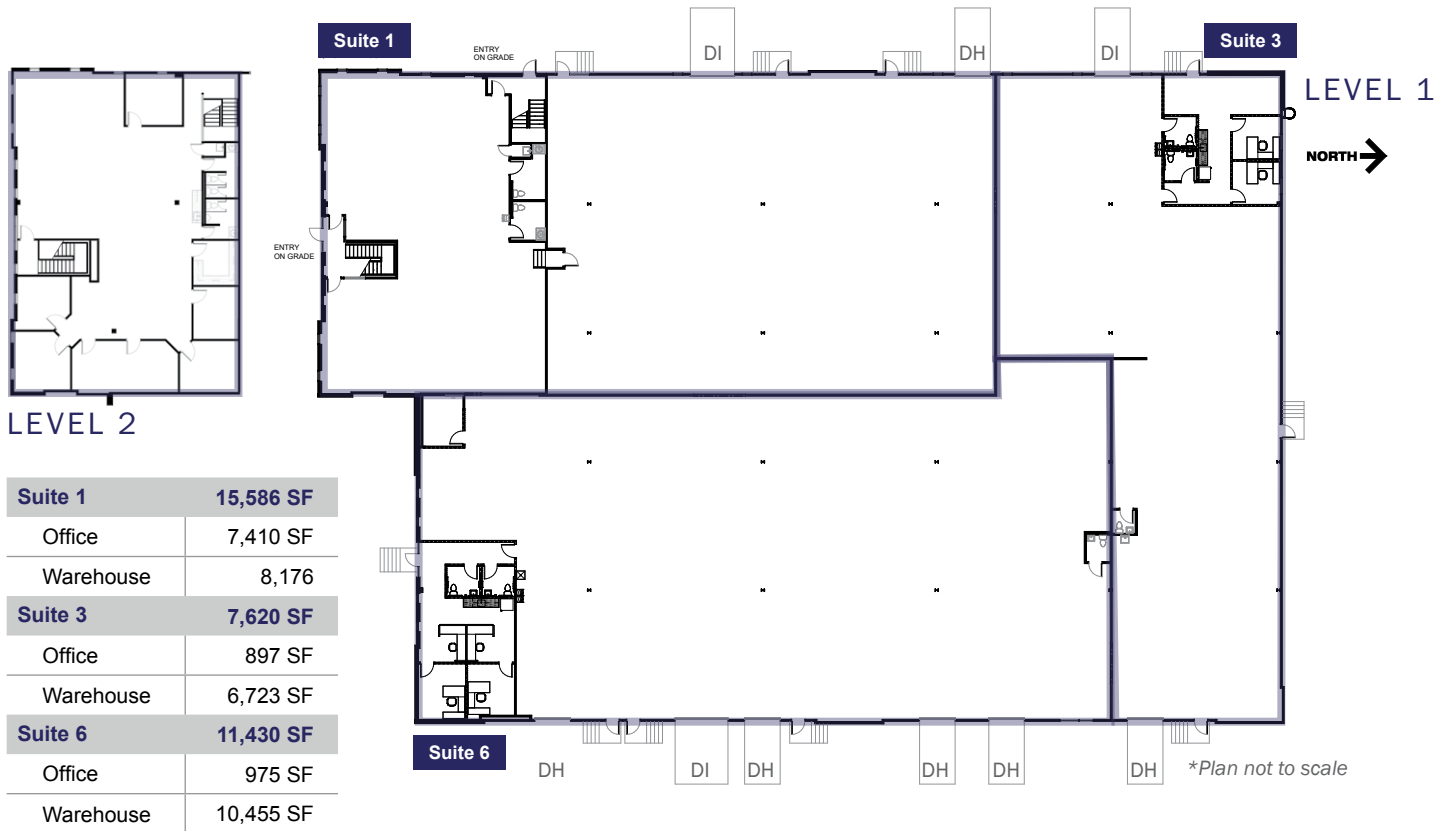
- 34,636 SF Freestanding Building with Secured Yard: ±13,730 SF
- Great I-70 Visibility
- Easy Access to I-70 & I-76
- Dock-High & Drive-In Doors
- Excellent Truck Loading
- I-70 Signage
- Zoning: I-1 (Light Industrial)
- Year Built: 1979
- Clear Heights: 18'
- Parking Ratio: 2 per 1,000

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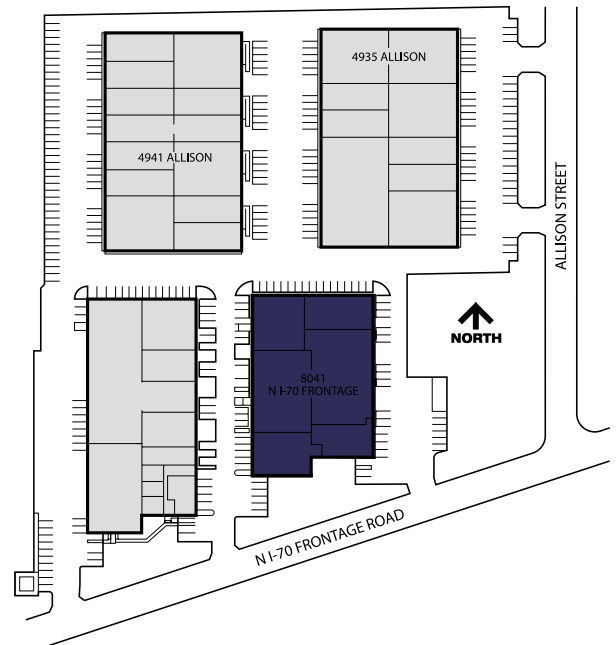
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UNIT FEATURES

- Available SF: 7,620 - 34,636 SF
- Office Space: 9,282 SF
- Warehouse: 25,354 SF
- Secured Yard: ±13,730 SF
- Loading: Six (6) Dock-High Doors, Three (3) Drive-In Doors
- Column Spacing: 40' x 29'6"
- Available: Q1 2026

SITE PLAN



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