

CBRE

ARVADA, CO 80002



Planned Improvements



54000

MARSHALL ST
ARVADA, CO 80002

RARE WEST SIDE IOS SITE
AVAILABLE FOR SALE OR LEASE

TWO WAREHOUSES TOTALING
 $\pm 31,300$ SF ON ± 4.72 AC

SITE SPECIFICATIONS



TWO WAREHOUSES TOTALING
±31,300 SF

- WEST BUILDING
±14,500 SF W/ APPROX.
2,000 SF OFFICE
- EAST BUILDING
±16,800 SF W/ APPROX.
2,000 SF OFFICE



±3 AC OF
USABLE YARD
(FULLY FENCED
& PAVED)



±4.72 AC LOT



BRIDGE CRANE IN PLACE
& IMPROVEMENTS
UNDERWAY



I-1 ZONED &
LOCATED IN
ENTERPRIZE ZONE



±16'
CLEAR HEIGHT



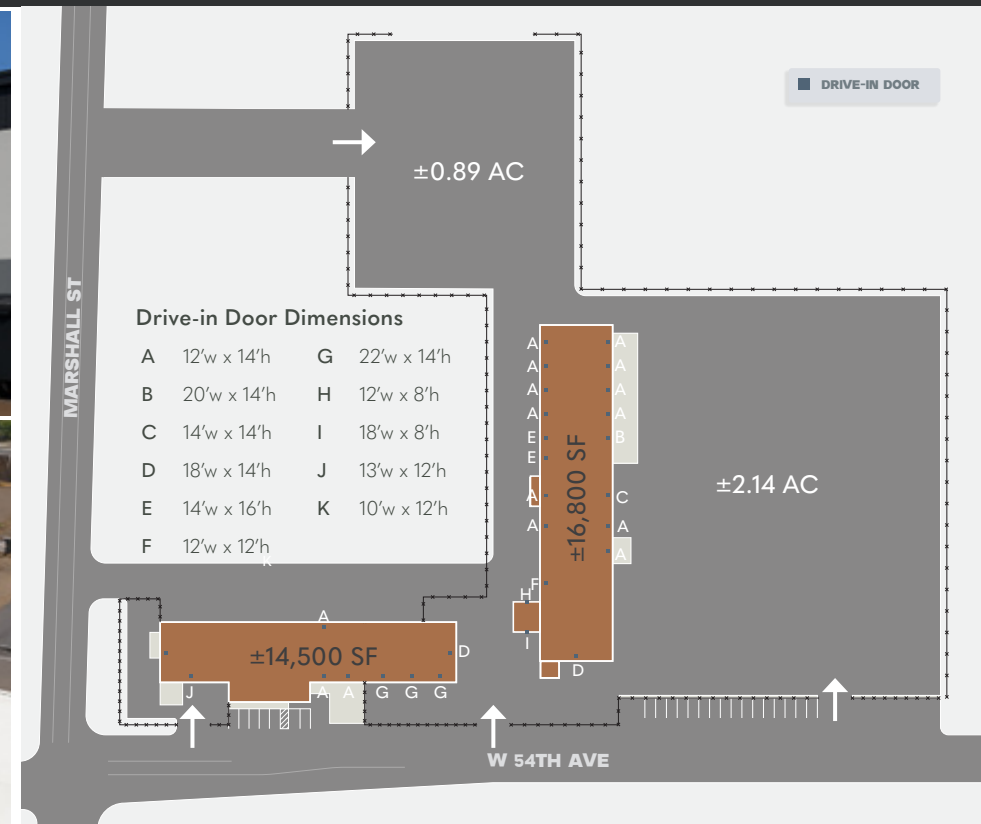
29 OVERSIZED
DRIVE-IN DOORS



HEAVY POWER:
2,400 AMPS @ 120/240V
3 PHASE (TBV)



OPEX: \$5.86/SF
RATE & PRICE:
CONTACT BROKERS



LOCATION OVERVIEW



DOWNTOWN DENVER

95



5400
MARSHALL ST

±2.14 AC

±0.89 AC

W 54TH AVE

W 55TH AVE



CONTACT US

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