FOR SALE

$12,500,000

5861 TENNYSON STREET

ARVADA, CO 80003

INDUSTRIAL WAREHOUSE WITH YARD

80,640 SF | 5.936 ACRES

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RAIL-SERVED INDUSTRIAL FACILITY

HEAVY POWER | 3,200 AMPS / 480V / 3-PHASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY OVERVIEW

ADDRESS
5861 TENNYSON ST
ARVADA, CO 80003

SALE PRICE
$12,500,000

BUILDING SIZE
80,640 SF

LOT SIZE
5.938 ACRES
(258,687 SF)

OCCUPANCY
AVAILABLE 2/1/2027

PRICE / SF
$155.00

DRIVE-IN DOORS
1 DRIVE-IN DOORS

DOCK-HI DOORS
8 DOCK-HI DOORS

TAXES
$155,134

YEAR OF CONSTRUCTION
2000

ZONING
I-1

CLEAR HEIGHT
20’

ROOF
BALLASTED EPDM

SPRINKLERED
YES

BUILDING POWER
3,200 AMPS / 480V
3-PHASE HEAVY POWER

RAIL-SERVED FACILITY
DIRECT RAIL ACCESS TO THE BUILDING

EXECUTIVE SUMMARY

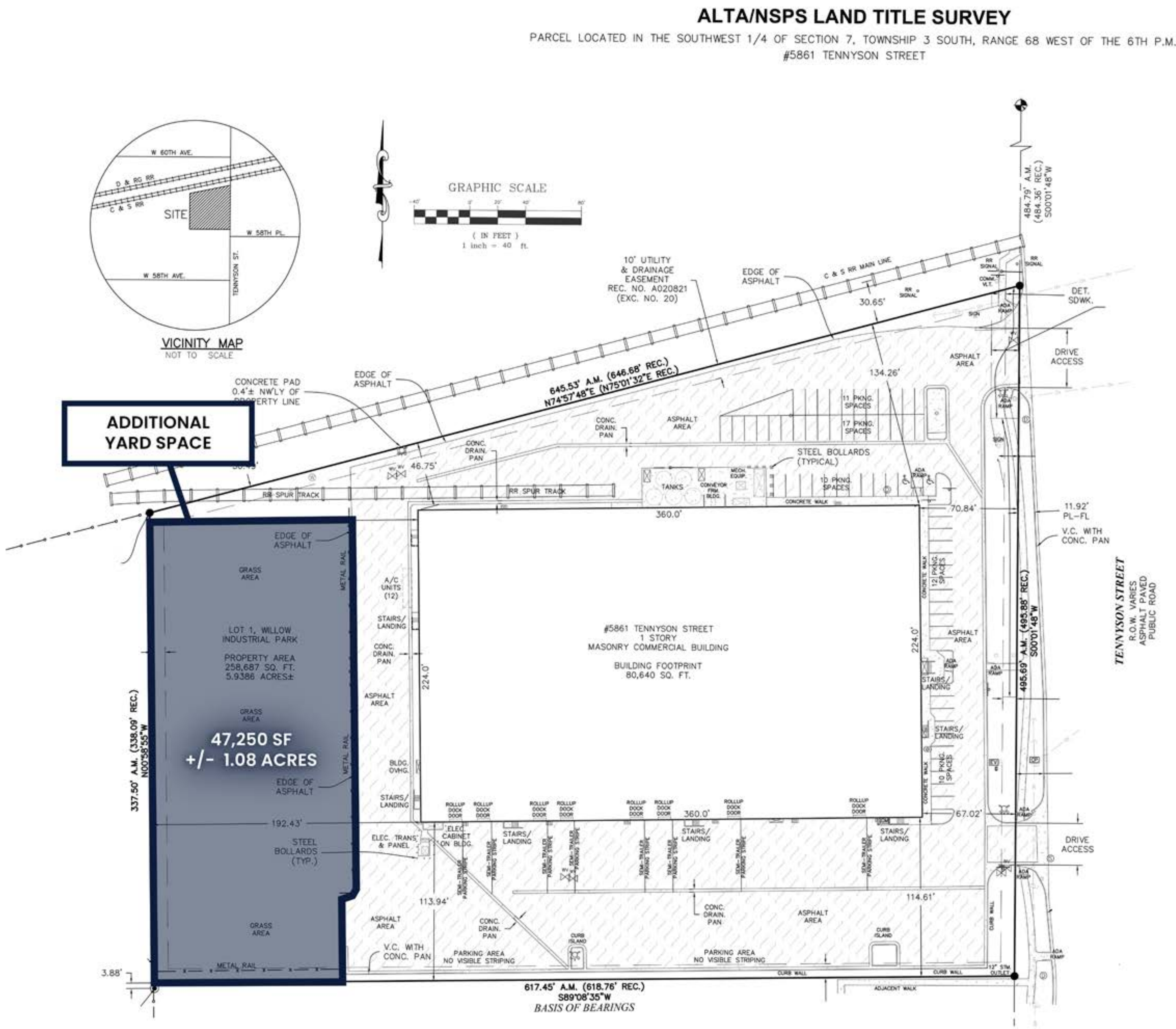
80,640	20’	5.936	AVAILABLE	1	8
SQUARE FEET	**CLEAR HEIGHT**	**ACRES**	**FEB 2027**	**DRIVE IN DOORS**	**DOCK HI DOORS**

The Denver Infill Specialists are pleased to present 5861 Tennyson Street, an 80,640 SF industrial warehouse situated on 5.29 acres in Arvada, Colorado. Built in 2000, the property offers a functional mix of warehouse and office space, rail access, eight dock-high doors and one drive-in door, providing flexibility for a range of industrial, warehouse and distribution users. Zoned I-1, the property is well positioned for an owner-user seeking a substantial facility with existing infrastructure and convenient access throughout the Denver metro. 5861 Tennyson Street presents a unique opportunity to acquire a well-located industrial asset with significant scale, loading capabilities and rail access in the Arvada market.

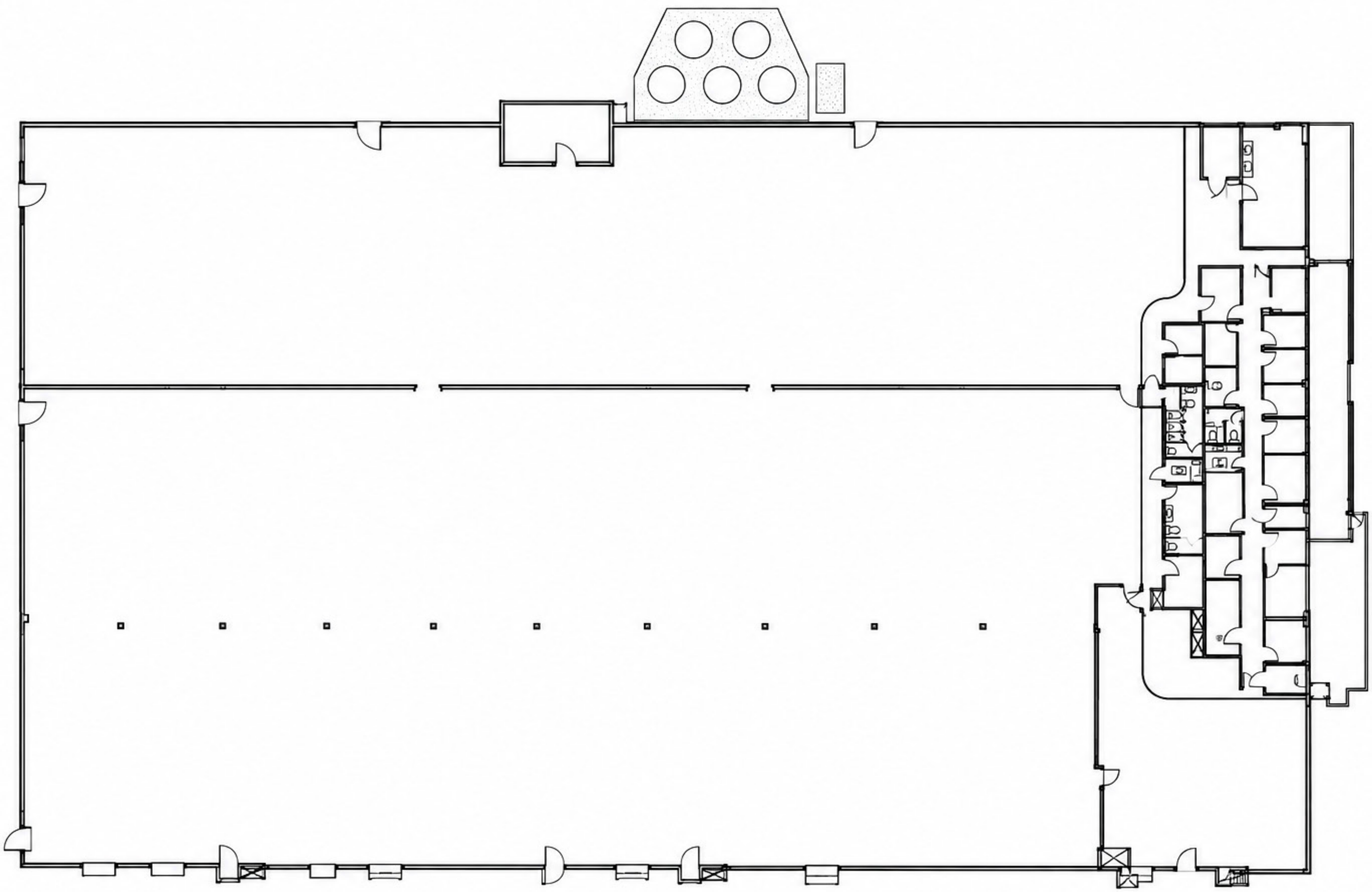
PROPERTY HIGHLIGHTS

- 80,640 SF industrial warehouse on 5.938 acres
- 76,340 SF warehouse / 4,300 SF office
- BNSF rail-served facility
- 3,200 amps / 480V / 3-phase heavy power
- 20’ clear height
- 8 dock-high doors + 1 drive-in door
- Sprinklered
- 61 parking spaces
- I-1 zoning

SITE SURVEY


ALTA/NSPS LAND TITLE SURVEY
PARCEL LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
#5861 TENNYSON STREET
VICINITY MAP
NOT TO SCALE
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
ADDITIONAL YARD SPACE
47,250 SF
+/- 1.08 ACRES
LOT 1, WILLOW INDUSTRIAL PARK
PROPERTY AREA
258,687 SQ. FT.
5.9386 ACRES±
#5861 TENNYSON STREET
1 STORY
MASONRY COMMERCIAL BUILDING
BUILDING FOOTPRINT
80,640 SQ. FT.
TENNYSON STREET
R.O.W. VARIES
ASPHALT PAVED
PUBLIC ROAD
645.53' A.M. (646.68' REC.)
N74°57'48"E (N75°01'32"E REC.)
617.45' A.M. (618.76' REC.)
S89°08'35"W
BASIS OF BEARINGS
337.50' A.M. (338.09' REC.)
N00°58'55"W
495.69' A.M. (495.88' REC.)
S00°01'48"W
484.79' A.M.
(484.36' REC.)
S00°01'48"W
360.0'
224.0'
10' UTILITY & DRAINAGE EASEMENT
REC. NO. A020821
(EXC. NO. 20)
C & S RR MAIN LINE
RR SPUR TRACK
DRIVE ACCESS
DET. SDWK.
V.C. WITH CONC. PAN

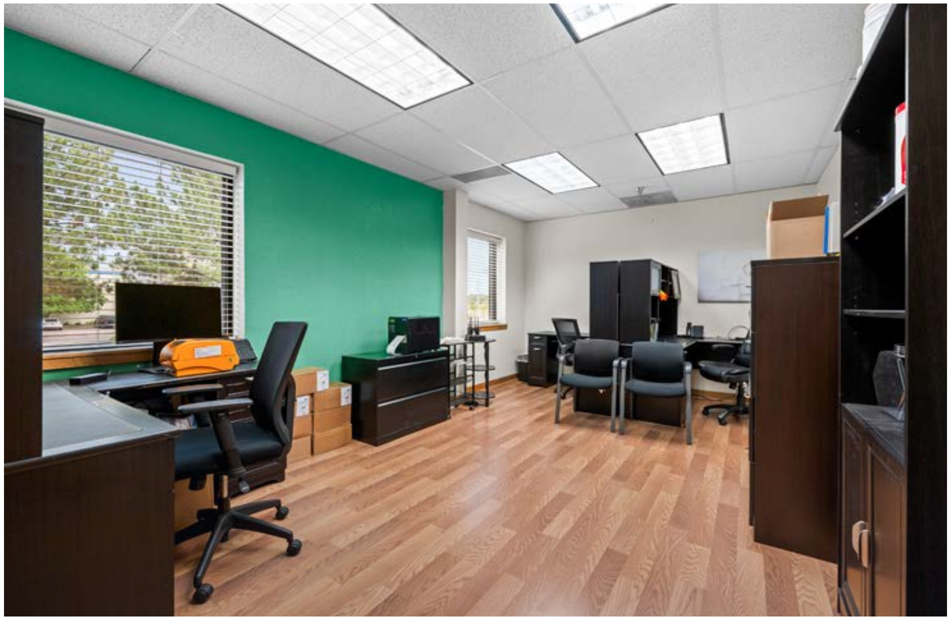
FLOORPLAN



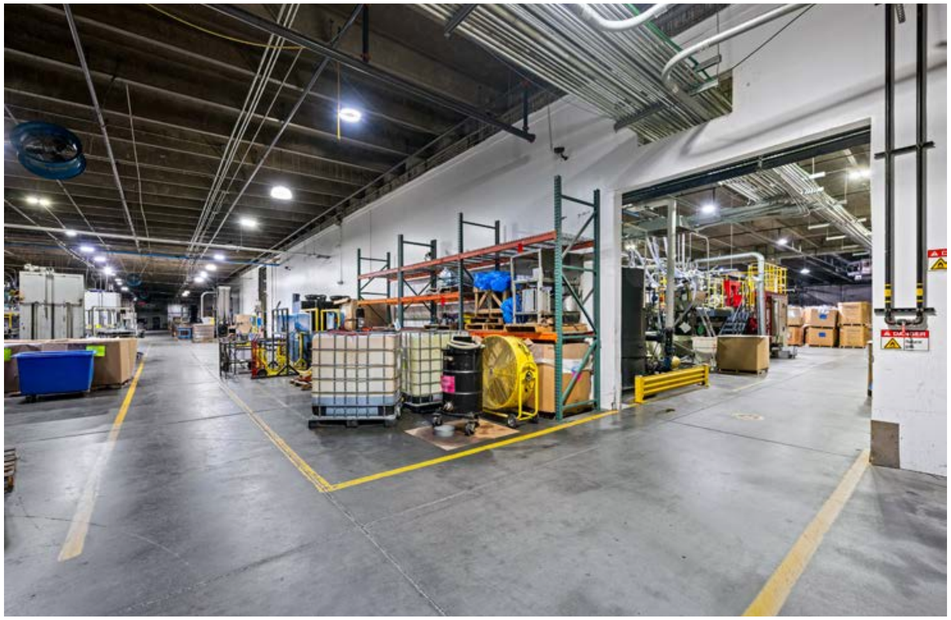
FLOORPLAN – CONCEPTUAL

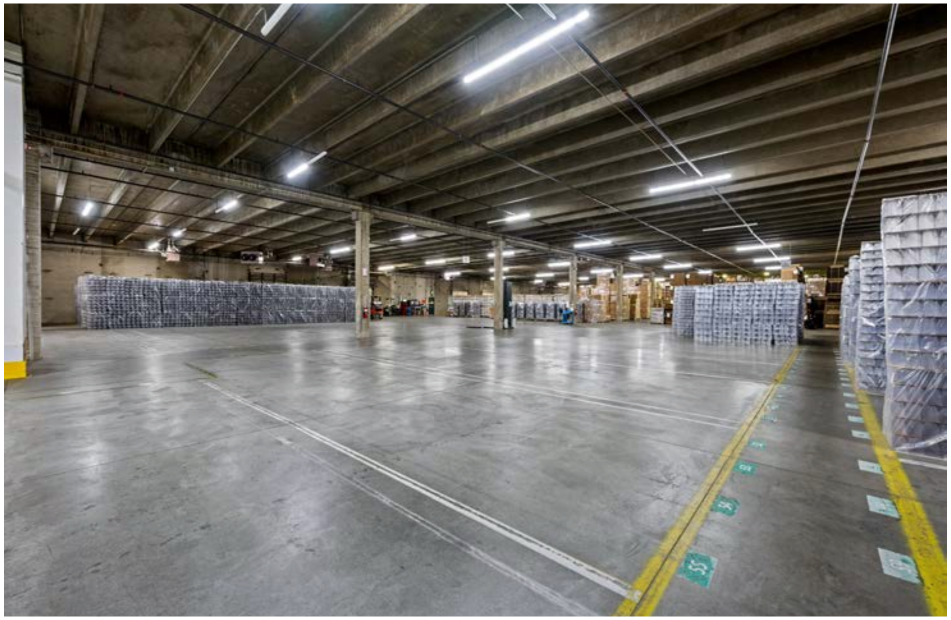
Floorplan is conceptual and not to scale.

INTERIOR PHOTOS (OFFICE)



INTERIOR PHOTOS (WAREHOUSE)





PROPERTY PHOTOS

- BNSF rail-served facility
- 3,200 amps / 480V / 3-phase power
- Sprinklered
- 8 dock-high doors + 1 drive-in door

ACCESS MAP


W 60th Ave
Railroad
Light Rail
5861 TENNYSON ST
ARVADA, CO
76
76
70
70
Sheridan Blvd
Tennyson St
Lowell Blvd

SITE AERIAL


DOWNTOWN DENVER
~4 MILES
SUBJECT PROPERTY
5861 TENNYSON ST
RAILROAD LINE
SHERIDAN BLVD
TENNYSON ST
60TH/SHER GOLD STRIKE
LIGHT RAIL STATION

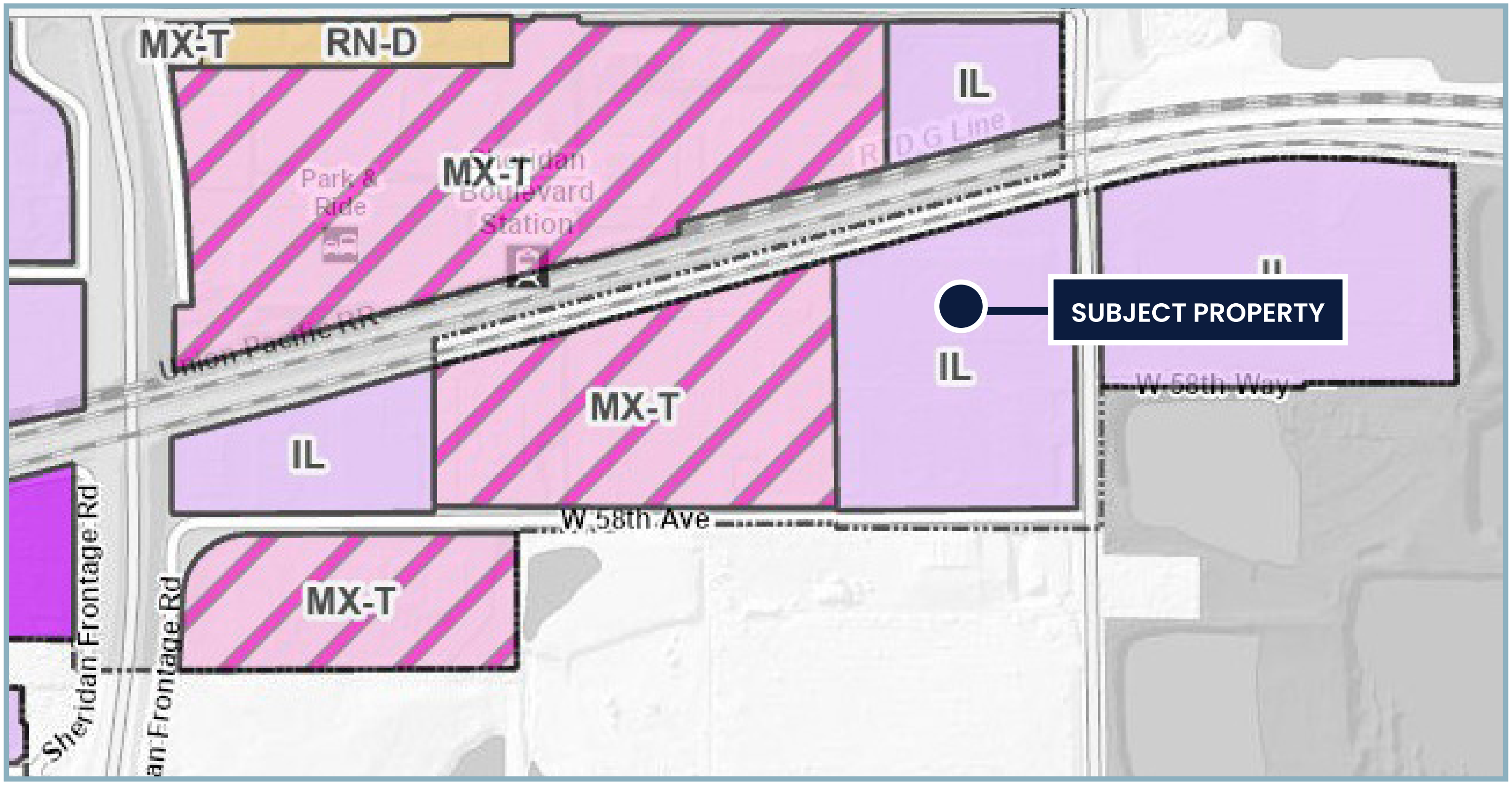
ZONING OVERVIEW

LIGHT INDUSTRIAL DISTRICT (I-1)

The Light Industrial District is intended to accommodate light manufacturing, assembly and fabrication, office/research, food and beverage processing, packaging and bottling, along with other compatible commercial and industrial activities.

SUMMARY OF ALLOWED USES (I-1):

- Office, General or Professional
- Workshop
- Art Studio / Makerspace
- Brewery / Winery / Distillery
- Data Center
- Recreation and Amusement, Indoor
- Restaurant
- Public Lands, Parks, Schools or Buildings
- Private Vocational, Trade, College or University
- Agriculture



ARVADA MARKET HIGHLIGHTS

CENTRAL INFILL INDUSTRIAL LOCATION

5861 Tennyson Street is positioned in the Northwest Denver industrial submarket near Sheridan Boulevard and I-76, providing convenient access throughout the Denver metro. The property is less than two miles from I-70 and approximately 10 minutes from Downtown Denver, offering users a central location with efficient connections to the region's primary transportation corridors.

RAIL & TRANSIT CONNECTIVITY

A key differentiator is the property's direct BNSF rail service, providing infrastructure that is increasingly difficult to replicate within established infill industrial locations. The property is also located near RTD's G Line and the 60th & Sheridan/Arvada Gold Strike Station, adding a convenient transit option for employees and visitors while maintaining strong roadway access via Sheridan Boulevard, I-76 and I-70.

ESTABLISHED NORTHWEST DENVER INDUSTRIAL CORRIDOR

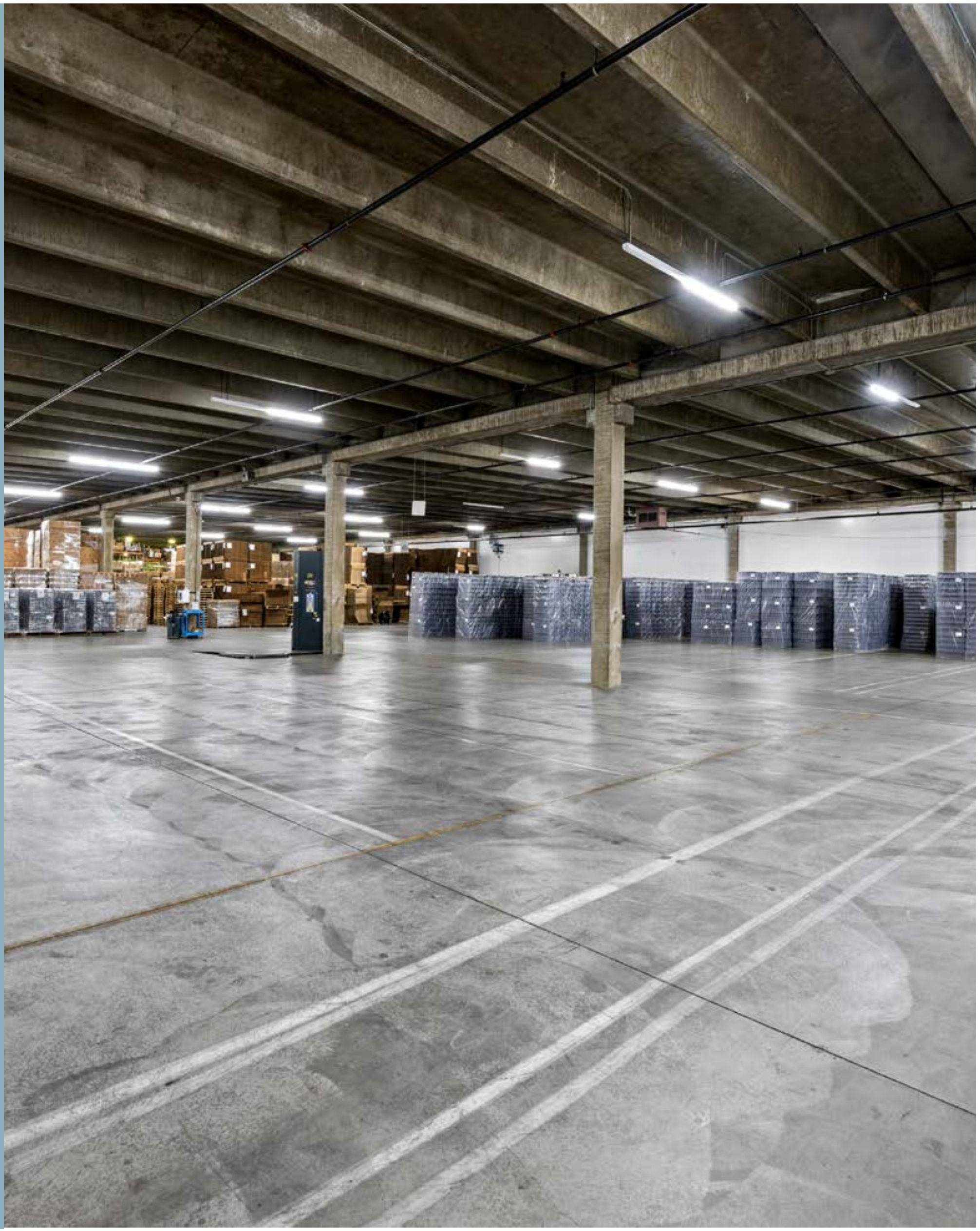
The surrounding area is an established industrial corridor serving a mix of manufacturing, warehouse and distribution users. With 80,640 SF of improvements, heavy power, BNSF rail service, eight dock-high doors and one drive-in door, 5861 Tennyson Street combines substantial operating infrastructure with an infill location close to Denver's population and employment base, creating a compelling option for industrial owner-users seeking long-term functionality within the core metro.

LOCATION OVERVIEW

5861 Tennyson Street is strategically positioned in the Northwest Denver industrial submarket, providing an infill location with convenient access throughout the Denver metro. The property sits near Sheridan Boulevard and I-76, with I-70 less than two miles away, allowing for efficient connectivity to Downtown Denver, the broader Front Range and regional transportation networks.

The surrounding area is an established industrial corridor with a concentration of warehouse, manufacturing and distribution users. A key differentiator for 5861 Tennyson is its direct BNSF rail service, complemented by heavy power and substantial loading capabilities, making the property particularly well suited for manufacturing, distribution and other industrial operations requiring infrastructure that can be difficult to replicate in infill locations.

The property also benefits from proximity to RTD's G Line and the 60th & Sheridan/Arvada Gold Strike Station, providing an additional transit connection for employees and visitors. Combined with nearby residential neighborhoods, access to the Denver labor pool and its central location within the metro area, 5861 Tennyson offers users a balance of operational functionality, transportation access and long-term infill positioning



DEMOGRAPHICS

722,825
Residents
Denver City/County

3,005,131
Residents
Denver Metro

$94,157
Median Household Income
Denver City/County

$103,055
Median Household Income
Denver Metro

194,485
Renter Occupied Housing Units

35.4
Average Age of Residents

1,719,572
Total Labor Force
Denver Metro

$626,500
Median Home Value

DENVER, CO

The Denver metropolitan area continues to perform as one of the Mountain West's most resilient multifamily markets. Home to over three million residents, the region benefits from consistent in-migration, a diversified job base, and a population that is among the most educated and highest-earning in the country. Median household income exceeds $100,000, with nearly half of adults holding a bachelor's degree or higher, reinforcing a strong professional tenant profile.

Economic growth has remained steady through 2025 as Denver's employment base expands across sectors such as technology, aerospace, healthcare, and finance. The metro's labor force participation rate is among the nation's highest, and new business formation continues to outpace most peer cities. These fundamentals underpin a durable economy that supports stable occupancy and predictable rent performance.

While new deliveries remain active in select corridors, absorption has consistently kept pace, with vacancy tightening modestly throughout 2024 and into early 2025. Developers have moderated new starts in response to higher financing costs, allowing the market to rebalance favorably. Denver's maturing rent growth—now largely driven by organic turnover and operational improvements rather than heavy concessions—underscores the market's stability.

With limited land availability, strong household income growth, and sustained in-migration, Denver remains one of the most balanced and dependable apartment markets in the nation. Long-term investors continue to view the metro as a strategic hold supported by population growth, economic diversity, and enduring lifestyle appeal.

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