

**20300 Highway 72**  
Arvada, CO

**16,175 SF +  
Fenced-In Yard**

**Industrial Building w/ Yard For Lease!**

**Prime Industrial Facility:**

High-image 16,175 SF office/industrial building situated on 5 acres with a partially fenced yard

**Drive-In Loading:**

Two (2) oversized 16' x 16' drive-in loading doors

**20' Clear Height:**

Functional warehouse/shop area with 20-foot clear ceiling heights

**Turnkey Shop Infrastructure:**

Existing compressed air, floor drains, ventilation and exhaust systems, and a 15,000-lb vehicle lift

**Abundant Parking:**

53 on-site parking spaces for employees and visitors

**Extensive Office Buildout:**

Approximately 8,000 SF of finished office space integrated within the building

**Expansion Opportunity:**

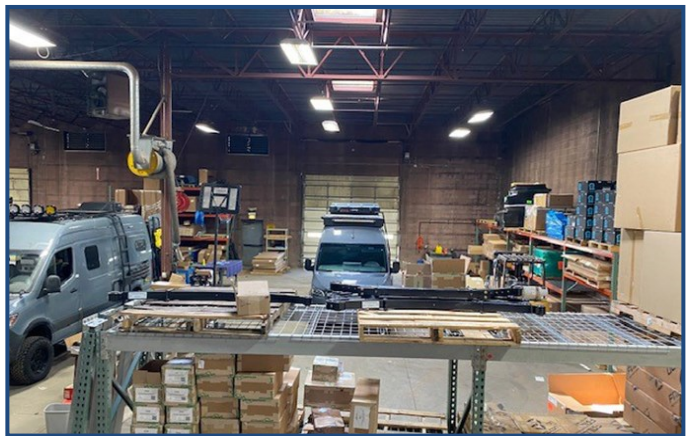
Approximately 72 additional acres available upon request

**Signage Available:**

Building and monument signage opportunities for tenant branding

**Excellent Visibility:**

Prominent Highway 72 frontage with strong exposure



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

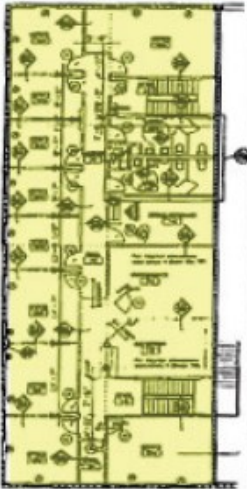
303-447-8326

[www.TEBOproperties.com](http://www.TEBOproperties.com)



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PROPERTIES

# 20300 Highway 72, Arvada, CO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

- Available



Address	Square Footage	Yard	Price
20300 Hwy 72	16,175	5 acres	\$12.50/SF + \$7.87 (NNN)



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Contact us for more information:  
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 303-447-8326  
[www.TEBOproperties.com](http://www.TEBOproperties.com)