



**Warehouse w/2 Acres of Fenced & Secured Yard for Sublease**

**5920 Lamar Street**  
**Arvada, CO 80003**

**Overview**

- Premises:**
- **OUTSIDE STORAGE**  
~2 acres of fenced and secure yard space
  - **WAREHOUSE** | +/- 10,000 SF  
Includes small office, restrooms, 6 oversized drive-in doors
  - **OFFICE SPACE AVAILABLE**  
Can include up to 12 offices, 2 conference rooms, large training room with AV, parts room with roll-up door

**Rate:** **LOWER PRICE**  
**\$16.00/SF NNN + \$5.00/SF OpEx**

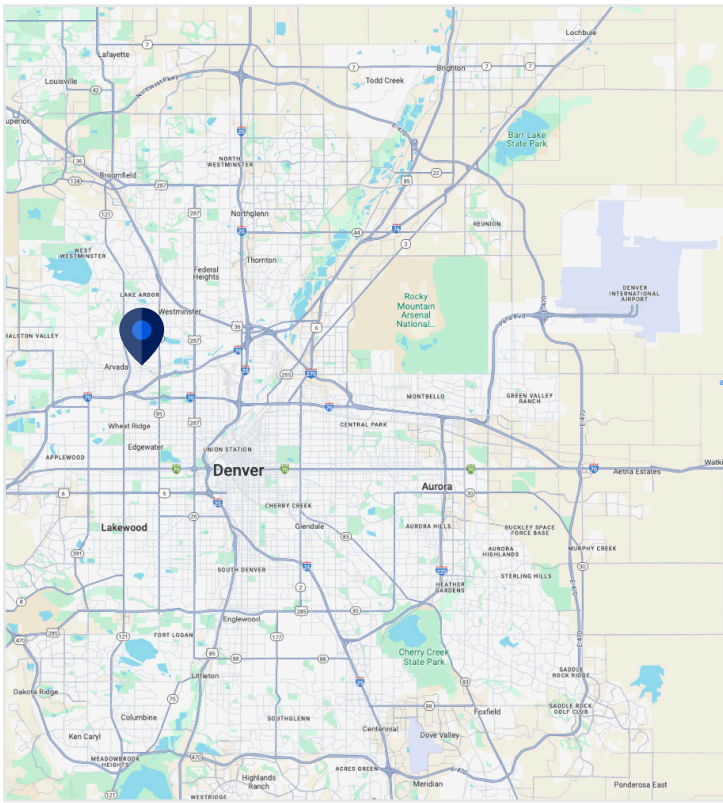
**OpEx:** Contact Broker

**Sublease Expiration:** September 30, 2027  
 Can be extended

**Clear Height:** 18'

**Power:** To be verified by electrician

**Parking:** 32 surface spaces



- Not Available
- Shared Access / Common Areas
- Available For Lease

**For more information:**

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Training facility can be shared.