

5861

TENNYSON STREET

ARVADA, CO 80003

FOR LEASE

\$9.50/SF NNN



INDUSTRIAL WAREHOUSE W/ YARD

RAIL ACCESS & HEAVY POWER

PriorityPlastics 

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	5861 Tennyson Street Arvada, CO 80003
Lease Rate	\$9.50
NNN Expenses	Absolute
Building SF	80,640 SF
Lot Size	258,687 SF (5.938 Acres)
Loading Doors	1 Drive-in and 8 Dock-high Doors
Power	3,200 Amps / 480 Volts / 3-Phase
Zoning	I-1
Taxes	\$155,134
Year Built	2000

PROPERTY DESCRIPTION

The Denver Infill Specialists are pleased to present 5861 Tennyson Street for lease, offering 80,640 SF of industrial warehouse space on 5.29 acres in Arvada, Colorado. The property features a functional combination of warehouse and office space, rail access, eight dock-high doors and one drive-in door, providing an efficient layout for a variety of industrial, warehouse and distribution operations. Built in 2000 and zoned I-1, the facility offers the scale, loading capabilities and infrastructure needed by larger users seeking a well-located Arvada presence with convenient access throughout the Denver metro.

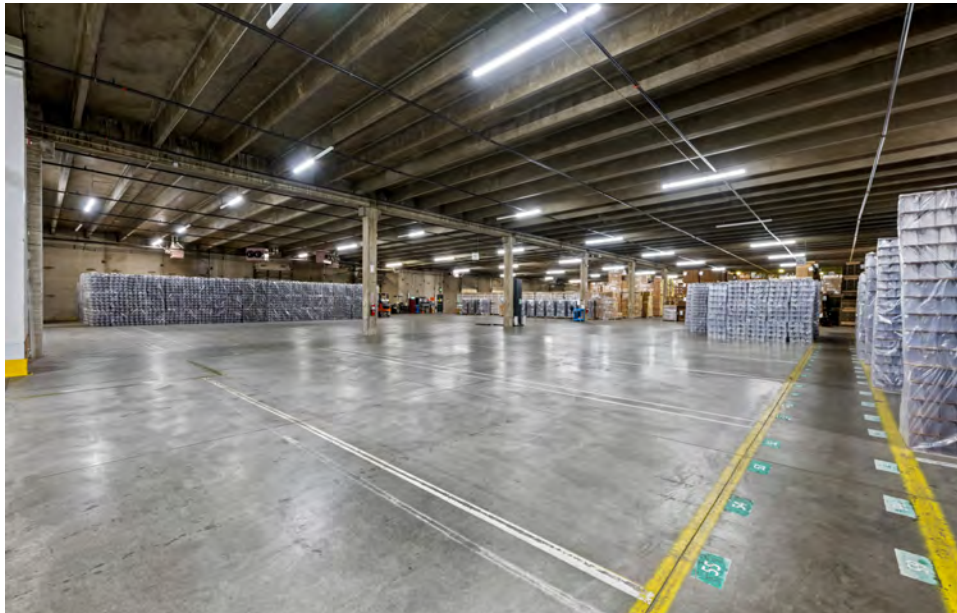
- Rail-served facility with direct rail access
- 8 dock-high doors and 1 drive-in door
- Functional warehouse and office configuration and I-1 zoning



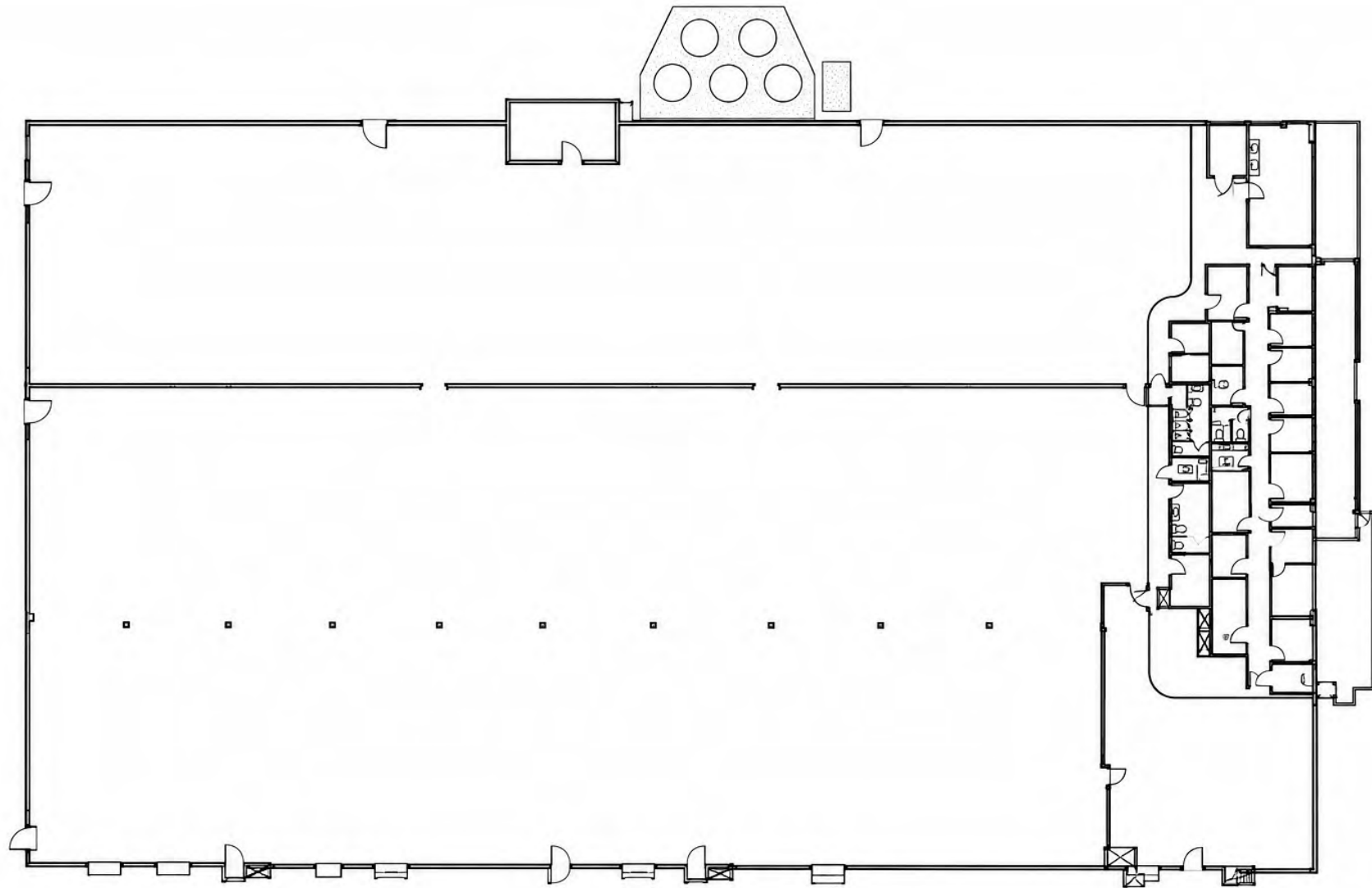
INTERIOR PHOTOS (OFFICE)



INTERIOR PHOTOS (WAREHOUSE)



FLOOR PLAN



FLOORPLAN – CONCEPTUAL

Floorplan is conceptual and not to scale.

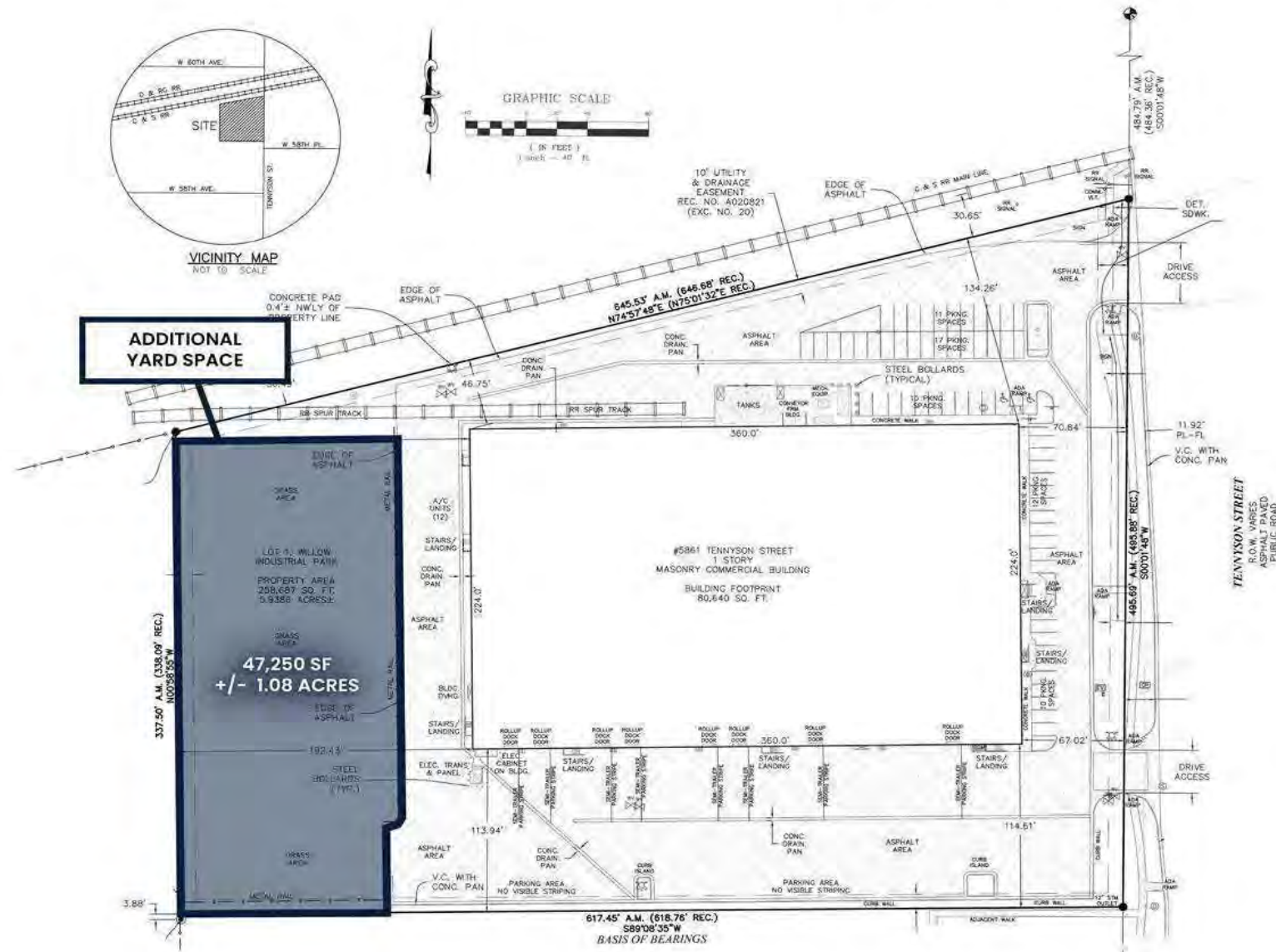
SITE **ARIEL**



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





UNIQUE
PROPERTIES

TCN
REAL ESTATE
SERVICES

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