

Office/Warehouse Space for Sale/Lease



5612 Kendall Court

Arvada, CO 80002

\$13.50/SF NNN

Operating Expenses: 7.82/SF (2026)

Size:

11,700 SF with 1,186 SF
2nd floor not included in
the square footage

Office:

2,500 SF

Ceiling Height:

16'-22'

Loading:

Five (5) Drive-Ins (10'x12')

Sale Price:

\$2,550,000

Power:

800 Amps/280 V/3-Phase (TBV)

Zoning:

I-2, Heavy Industrial

Taxes:

\$61,250 (2026)

Lot:

0.67 Acres

Parking:

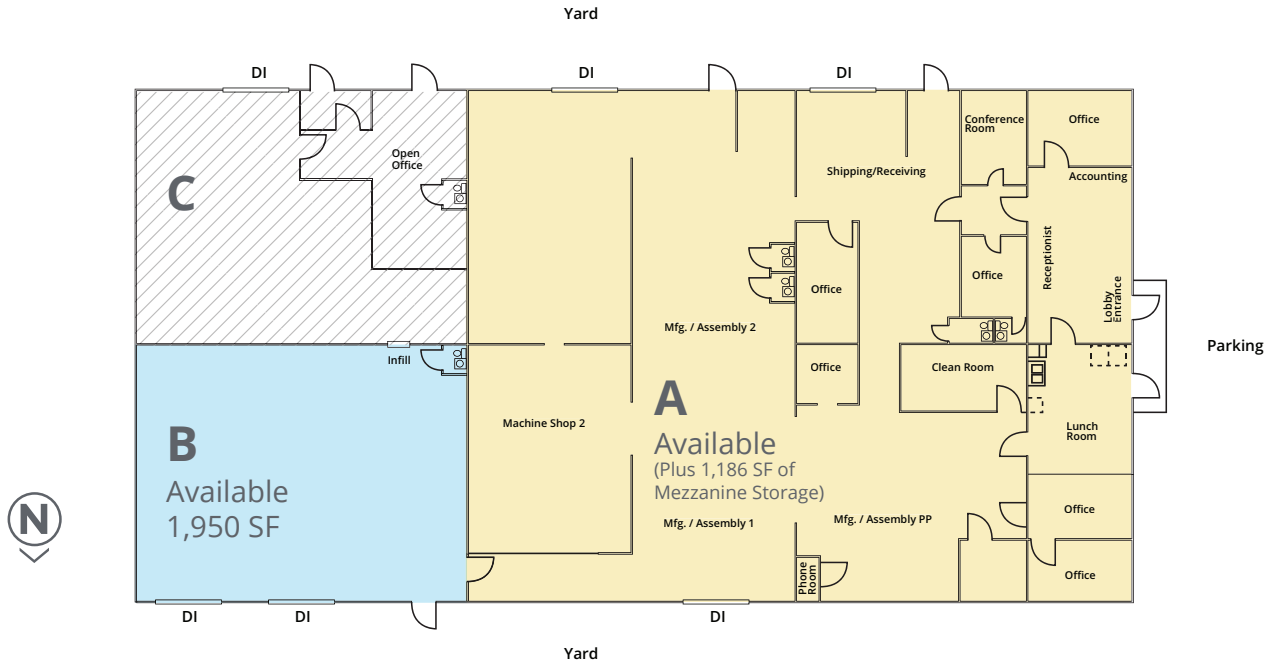
Ten (10) spaces in front
*Additional parking in street
and yard space to the North &
South of building

Building Information

- > 1,950 - 9,750 SF available for lease
- > Roof is 5-years old with warranty
- > Easy access to I-76 & I-70
- > Drive-through loading doors could be expanded to 14'
- > Six (6) restrooms
- > Heavy power
- > Demises well for multi-tenant configuration
- > 1,186 SF concrete mezzanine
- > NO load-bearing walls in the warehouse, space can be opened up
- > Perfect owner/user building for sale with income in place

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