

**FOR SALE**

**INDUSTRIAL OUTDOOR STORAGE SITE**

**2.03 AC YARD | 2,400 SF WAREHOUSE/SHOP | 1,705 SALES OFFICE**



**5605 SHERIDAN BLVD  
ARVADA, CO 80002**

**CBRE**

# PROPERTY OVERVIEW

- 2.03 ACRES
- 1,705 SF SALES OFFICE
- 2,400 SF WAREHOUSE/SHOP
- STRONG VISIBILITY FROM SHERIDAN BLVD
- IMMEDIATE ACCESS TO I-76
- LIT
- 3 POINTS OF EGRESS
- 4 PARCELS (COMBINED OR SOLD SEPARATELY)
- SALE PRICE (WHOLE SITE): \$3,350,000



## PARCEL SPECIFICATIONS

PARCEL 1		PARCEL 2	
Address	5605 Sheridan Blvd	Address	5607 Sheridan Blvd
Size	0.334 Acres	Size	0.216 Acres
Building Size	1,705 SF (sales office)		
PARCEL 3		PARCEL 4	
Address	5220 W. 56th Ave	Address	5350 W. 56th Ave
Size	0.601 Acres	Size	0.877 Acres
		Building Size	2,400 SF (warehouse/shop)

## LOCATION



# 5605 SHERIDAN BLVD

ARVADA, CO 80002

FOR SALE: PARCELS 1-3

- 1.15 AC YARD, GATED & FENCED
- 1,705 SF SALES OFFICE
- STRONG VISIBILITY FROM SHERIDAN BLVD
- CONTACT BROKERS FOR SALE PRICE



**5350 W. 56TH AVE**  
**ARVADA, CO 80002**

**FOR SALE: PARCEL 4**

- 0.877 AC YARD, GATED & FENCED
- 2,400 SF WAREHOUSE/SHOP
- STRONG VISIBILITY FROM RALSTON RD
- CONTACT BROKERS FOR SALE PRICE



# LOCATION OVERVIEW



Immediate access to I-76



Strong visibility from Sheridan Blvd



39 Minutes from DIA



23 Minutes from Downtown Denver



45,900 VPD at Sheridan & Ralston Rd intersection

# 5605 SHERIDAN BLVD

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**CBRE**

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