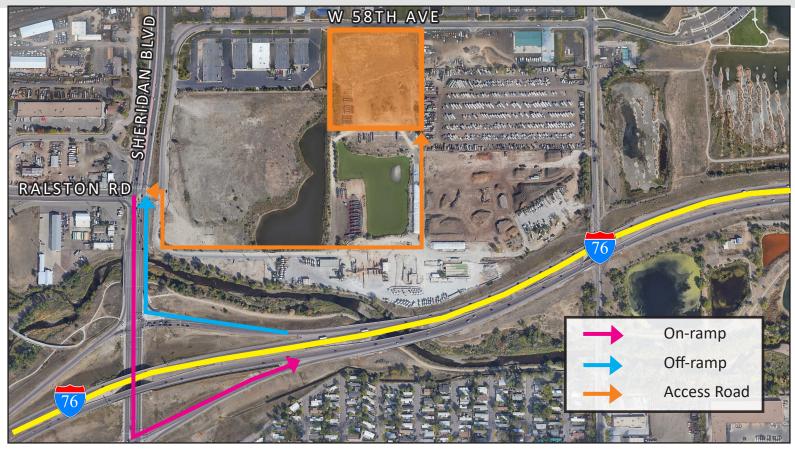


INDUSTRIAL YARD / "IOS" FOR LEASE

5590 Sheridan Blvd. Arvada, CO 80002



PROPERTY FEATURES:

Site Size: 5-7 AC

Zoned: I-2

Fenced: Possible

Lease Rate: \$5,000/AC NNN

Taxes: \$12,574.02 (2023)

- Great access to I-76, I-270 and Sheridan Blvd.
- Zoned for outside storage
- Road base covering
- Long/Short term possible



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W. Colfax Ave. Denver, CO 80204 www.ringsbyrealty.com

Scott Patterson

scott@ringsbyrealty.com (303) 892-0121

Alex Ringsby

alex@ringsbyrealty.com (303) 892-0120

© 2024 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.