

**FOR SALE | INDUSTRIAL/FLEX**

**4700 W 60TH AVE.  
ARVADA, CO 80003**



**TANNER DIGBY**  
President  
720.843.1330 Ext. 104  
Tanner@Digbycommercial.com

**WADE WILSON**  
Senior Broker  
720.843.1330 Ext. 100  
Wade@Digbycommercial.com



**DIGBY**  
COMMERCIAL ADVISORS  
720.843.1330 | www.DigbyCommercial.com  
DISTINGUISHED. DRIVEN. DEPENDABLE



## OFFERING SUMMARY

**Sale Price** \$3,150,000

**Building Size** 15,300 SF

**Lot Size** 1.36 AC

**Loading**

- 1 Dock High
- 3 Drive Ins (11'W x 10'H)

**Ceiling Height** 15'4"- 16'9"

**Clear Height** 11'10"-15'

**Power** 800 A | 3P | 240v (TBV)

**Zoning** MX-T (Arvada)

**Year Built** 1999

**Units** 4

## HIGHLIGHTS

- New Paint (2023)
- New Asphalt Overlay (2023)
- Enterprise Zone
- Income in place
- 4 Separately metered units
- Flood Drains

# Photos

4700 W 60th Ave.  
Arvada, CO 80003

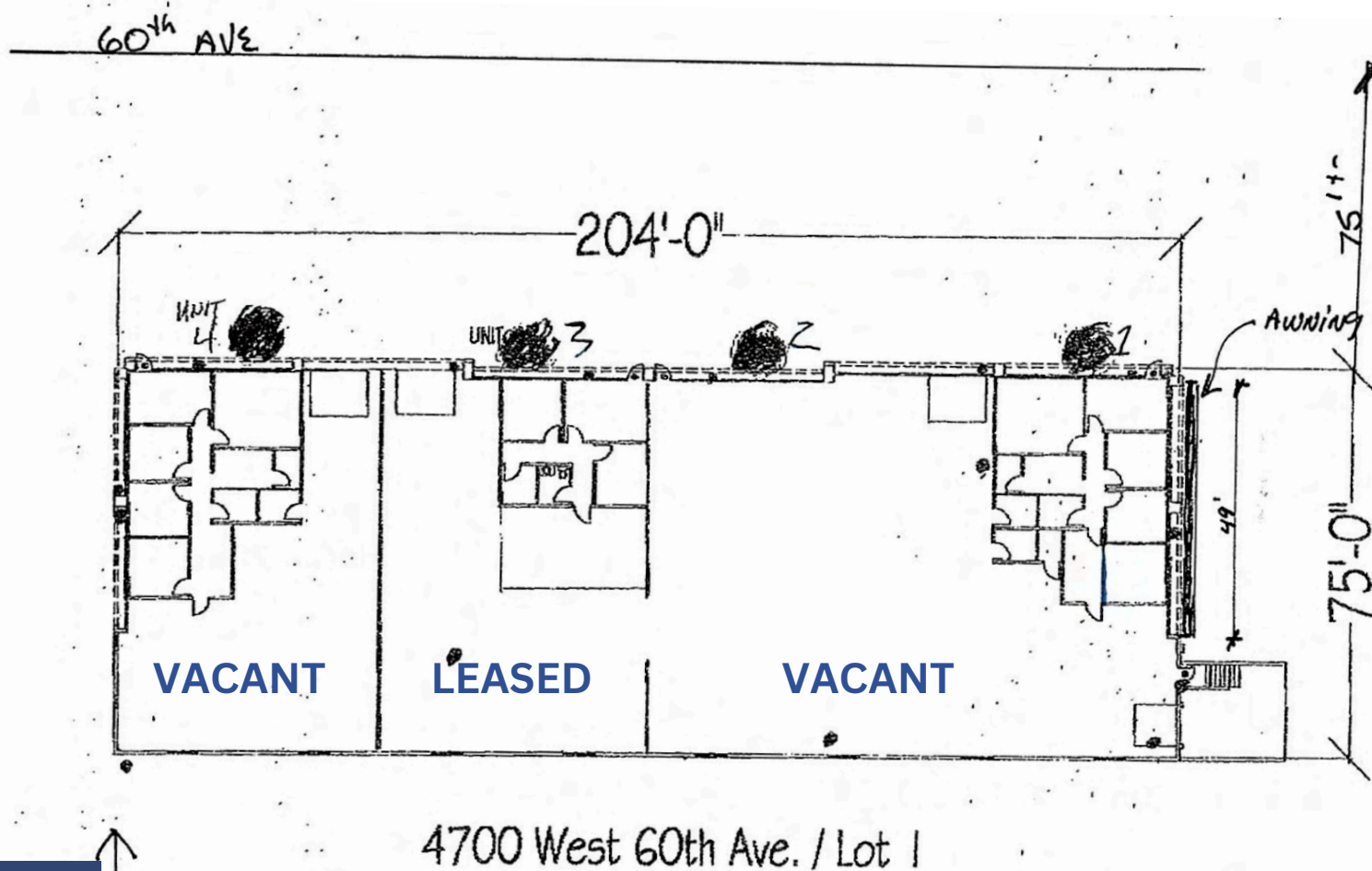






# FLOOR PLAN

4700 W 60th Ave.  
Arvada, CO 80003

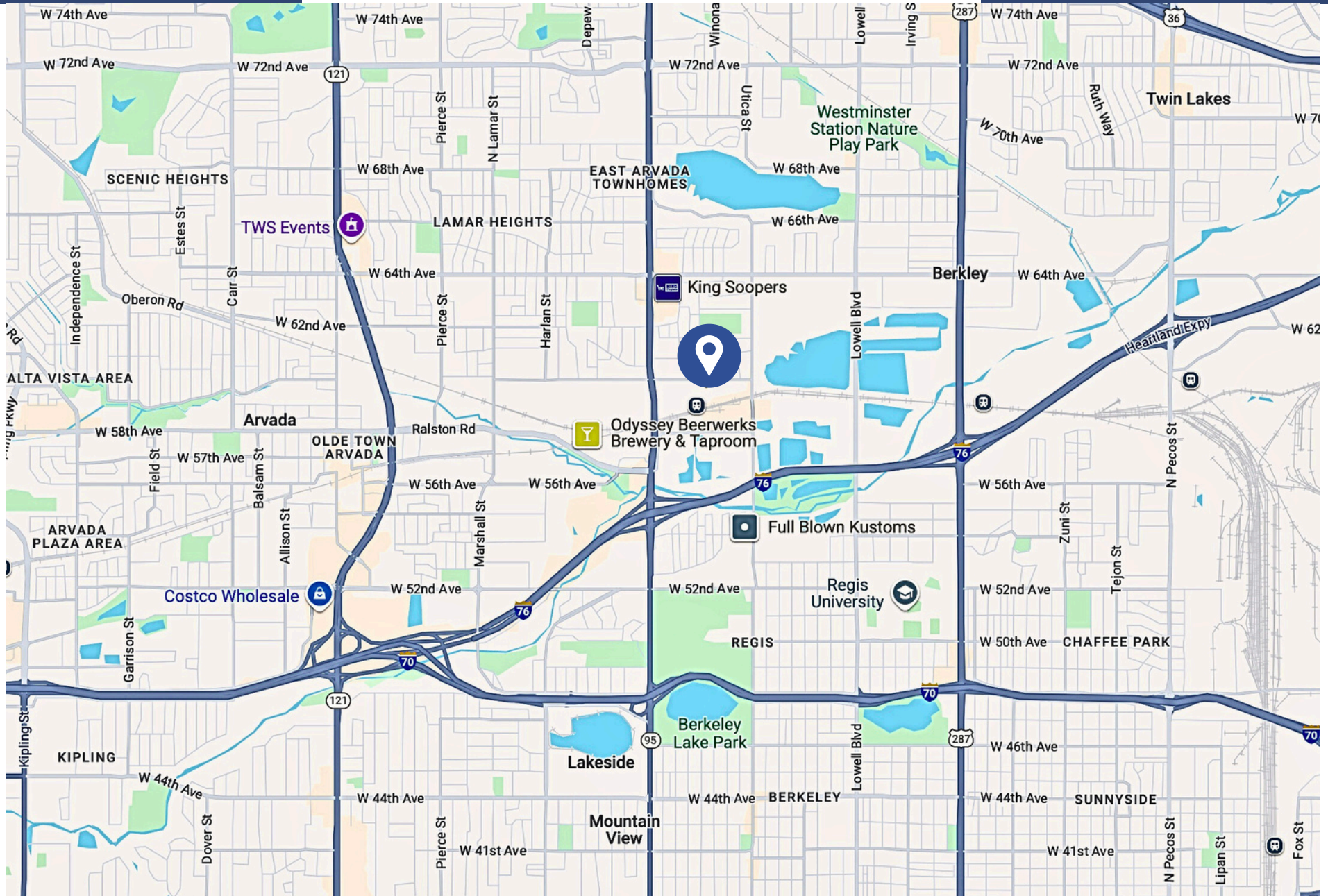


# RENT ROLL

TENANT	UNIT	LEASE START	LEASE END	SIZE	OPEX
Available	1	N/A		3,808 SF	\$5.88/SF
Available	2	N/A		3,808 SF	\$5.88/SF
Deco Tint America	3	10/1/2018	12/31/2025	3,875 SF	\$5.88/SF
Available	4	N/A		3,808 SF	\$5.88/SF

# Location Map

4700 W 60th Ave.  
Arvada, CO 80003



720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | [www.DigbyCommercial.com](http://www.DigbyCommercial.com)

© 2025 Digby Commercial Advisors. The information contained herein has been obtained from sources reliable but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Use of these images without the express written consent of the owner is prohibited.