

INDUSTRIAL | FOR SALE

**5345 MARSHALL STREET
ARVADA, CO 80002**



Multi-Tenant Building Plans Included!

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OFFERING SUMMARY

Price	Contact Broker
Building Size	10,985 SF
Lot Size	1.24 Acres
Year Built	1987
Zoning	MX-S (Arvada)
Taxes	\$37,181.04

HIGHLIGHTS:

- Clean Phase II
- Building Plans Included
- Gated Yard
- Easy Access to I-70 & I-76



SCOPE OF WORK

Unlock the potential of prime industrial/flex real estate in Arvada, CO. This open warehouse, complete with comprehensive building plans, offers an unparalleled opportunity to develop a dynamic multi-tenant industrial complex. Strategically located and customizable, this investment creates a rare opportunity for investors and developers looking to capitalize on Arvada's thriving industrial market. Don't miss out on this rare chance to shape the future of industrial innovation in the heart of Arvada Colorado!

This site consists of one large existing building that was constructed in the 1970's. There are 3 separate structural additions to comprise the existing 10,985 square feet. The remodel will utilize the existing steel framing of the roofs and walls and a new addition added at the east.

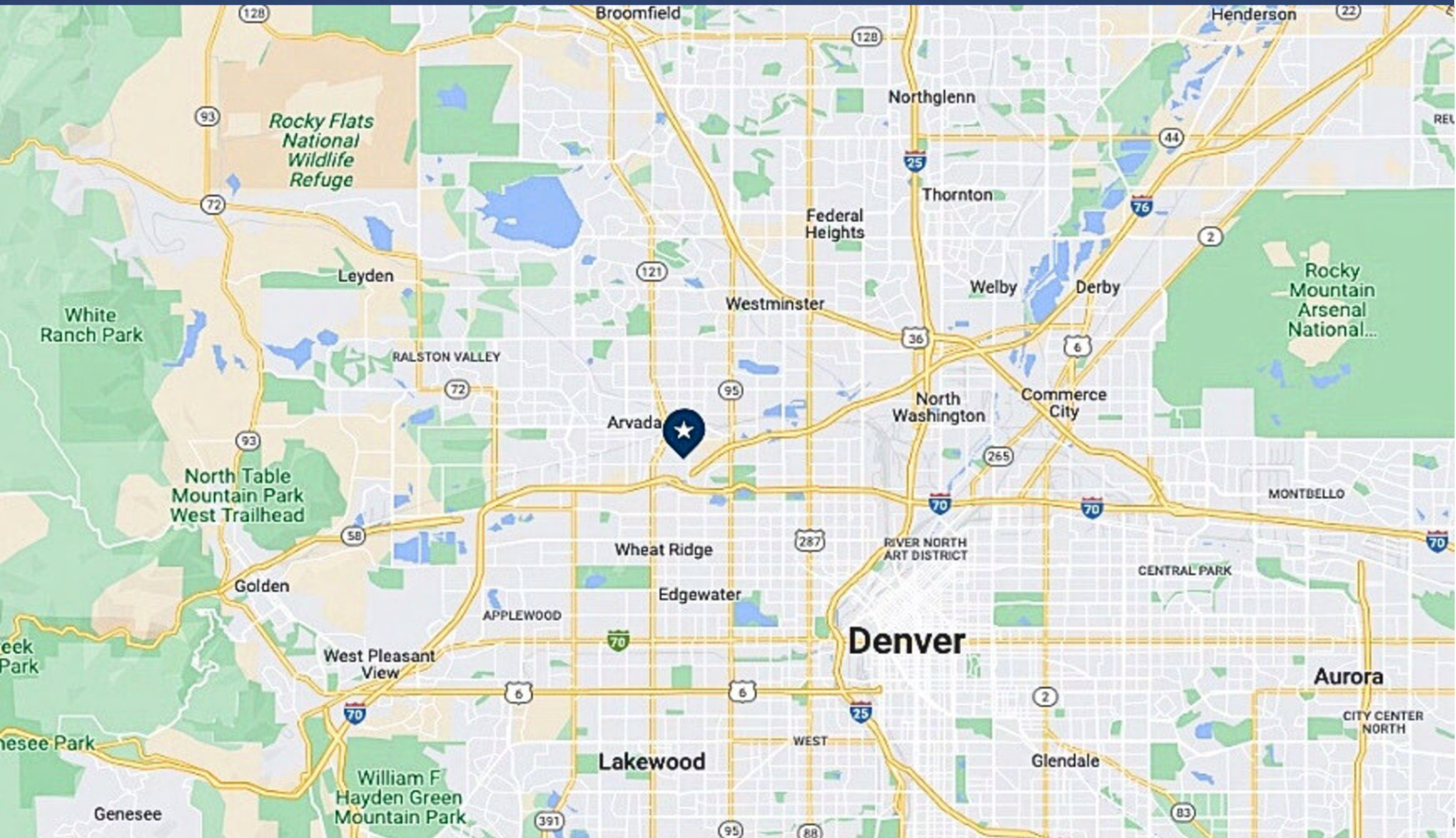
The proposal is to add 25% (2,746 SF) to the existing 10,985 square feet of building area, for a total of 13,731 total square feet allowed. There will be about 800 square feet of the existing building removed to allow the new construction of 3,413 square feet.

This will be a property with multi-tenant use, possibly 6 tenants in the building with the largest being about 5,700 square feet.

IBC occupancy groups may be B, F-1, and S-1. The construction type is V-B, and the building is fully sprinklered.

A-6
OF

LOCATION MAP



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