

~~Original Price: \$3,150,000~~

New Price: \$3,100,000

Owner/User Industrial Building

14,946 SF Building | 1.05 AC Lot

Immaculately Maintained



R

REQUIRED

PROPERTIES

FOR SALE

5076 W 58th Avenue, Arvada, CO 80002

Price: \$3,100,000



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R
REQUIRED
PROPERTIES

PROPERTY OVERVIEW

| | |
|---------------|--|
| Address | 5076 W 58 th Avenue Arvada, CO 80002 |
| County | Adams |
| Price | \$3,100,000 |
| Building Size | 14,946 SF |
| Land Size | 1.05 AC |
| Clear Height | 23' |
| Year Built | 2008 |
| Loading | Dock: 2 (12' x 12') |
| Power | 600 amps |
| Zoning | MX-T |
| Roof | 2017; 60 mil TPO w/ 3" ISO board insulation; 10-year warranty |
| HVAC | RTU x 4: (1) Trane, 10 ton, 2013; (2) Trane, 7.5 ton, 2013; (3) Trane, 7.5 ton, 2013; (4) Trane, 2 ton, 2013 Warehouse cooled |
| Water Heater | 2023; 19 gallon electric |
| Fire Safety | Fully Sprinklered; ESFR |





LOCATION

- Less than 20 minutes from Downtown Denver
- Quick access to I-76, I,70 and I-25

PROPERTY CONDITION

- Immaculately maintained by same Owner/User since construction completion in 2008

ADAMS COUNTY ENTERPRISE ZONE

- Located in a Adams County designated enterprise zone
- [Tax credits](#) available for businesses relating to investment, job creation, health insurance, research and development, vehicles, and manufacturing

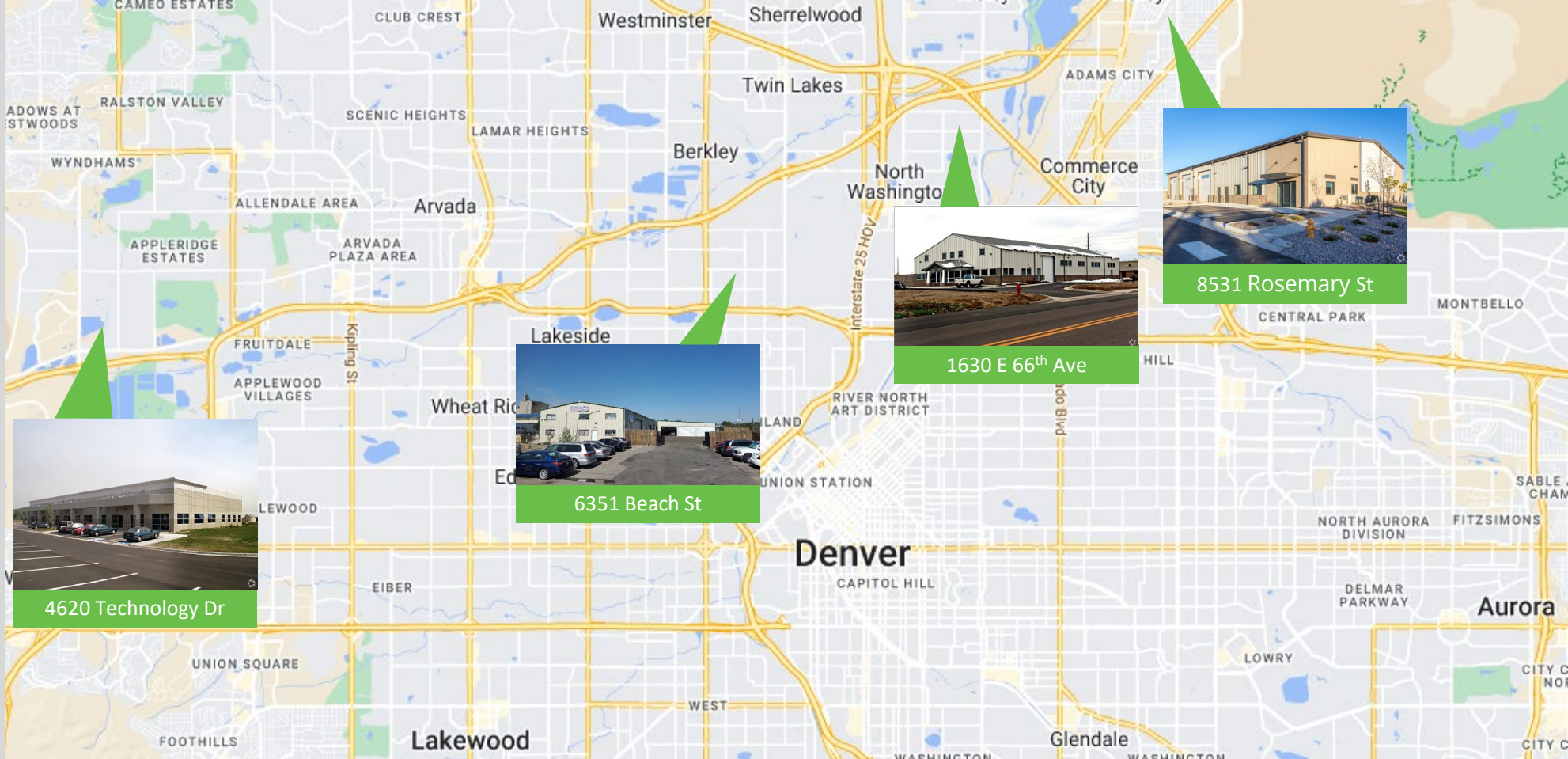
AREA MAP



PHOTOS



SALE COMPS



| Address | Price | Price/SF | Building Size | Year Built |
|-------------------------------------|--------------------|--------------|---------------|------------|
| 8531 Rosemary St, Commerce City, CO | \$2,995,000 | \$227 | 13,172 SF | 2022 |
| 1630 E 66th Ave, Denver, CO | \$3,400,000 | \$233 | 14,600 SF | 2006 |
| 6351 Beach St, Denver, CO | \$3,100,000 | \$230 | 13,500 SF | 2001 |
| 4620 Technology Dr, Golden, CO | \$4,400,000 | \$234 | 18,773 SF | 2002 |
| Average | \$3,473,750 | \$231 | | |
| 5076 W 58th Ave Arvada, CO | \$3,100,000 | \$207 | 14,946 SF | 2008 |



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