

HUGE PRICE REDUCTION! MOTIVATED SELLER!



WEST-SIDE INDUSTRIAL ON 76 ACRES 20300 HIGHWAY 72 | ARVADA, COLORADO 80007

BUILDING SIZE:

16,175 SF

SITE SIZE:

±76 Acres

SALE PRICE:

~~\$4,600,000~~

\$3,650,000

INDUSTRIAL FOR SALE

PROPERTY HIGHLIGHTS:

- Quality 2-story office/vehicle maintenance building on a ±5 acre partially fenced yard with road base
- Additional land included for future development
- Located along Hwy 72 near Hwy 93 and the new Jefferson Parkway
- Mixed use zoning allows industrial, office, commercial and residential uses
- Shop improvements include compressed air, floor drains, ventilation and exhaust systems and a 15,000 lb lift

For information, please contact:

MIKE WAFER, SIOR

Executive Managing Director

303.260.4242

mwafer@ngkf.com

MICHAEL WAFER, JR.

Associate Director

303.260.4407

mwaferjr@ngkf.com



ngkf.com

1800 Larimer Street, Suite 1700, Denver, CO 80202

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INDUSTRIAL FOR SALE

WEST-SIDE OFFICE/VEHICLE MAINTENANCE ON 76 ACRES

PROPERTY DETAILS

Building Size: ±16,175 SF
Office Size: ±8,000 SF
Site Size: ±76 Acres
Clear Height: 20'
Parking: 53 spaces
YOC: 1998
Loading: Drive-in doors
 (2) 16' x 16'
Electrical: 277/480 Volt, 800 Amps
Sprinklers: Wet system
Zoning: NC-C/OF
Sale Price: \$3,650,000

